CITY OF BRADENTON, FLORIDA
ORDINANCE NO. 2988

AN ORDINANCE AMENDING ORDINANCE NO. 2979, CODE OF ORDINANCES OF THE CITY OF BRADENTON, FLORIDA BY A ZONING MAP AMENDMENT (PR.15.4712 LASTRA PRELIMINARY PDP) TO CHANGE THE DESIGNATION FROM R-1, RESIDENTIAL SINGLE FAMILY TO PDP, PLANNED DEVELOPMENT PROJECT FOR THE PROPERTIES LOCATED AT 4915 1ST AVENUE EAST, VACATED LOT 16: 119 SAN LORENZO COURT, VACATED LOT 17: 123 SAN LORENZO COURT, TRACT F: COTTAGES AT SAN LORENZO, SAN ORTEBELLO DRIVE; PARCEL IDENTIFICATION NUMBERS: 1100800159, 1100701809, 1100701859, 1100706209, AND LEGALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 34, SOUTH, RANGE 18 EAST, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S.89 DEGREES 05'13"E. ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 666.08 FEET; THENCE N.00 DEGREES 50' 57"E., A DISTANCE OF 1,328.69 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE S.89° 16' 31" E. ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, A DISTANCE OF 215.20 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 1-75, SAID POINT ALSO BEING A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 40 DEGREES 35'51" THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 35.43 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 3,419.05 FEET AND A CENTRAL ANGLE OF 08°38'38"; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 515.81 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N.00°43'29"E., A DISTANCE OF 17.68 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.32°50'10"E., A RADIAL DISTANCE OF 3,404.05 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08 DEGREES 32' 19", A DISTANCE OF 507.29 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, S.65°46'05"E .. A DISTANCE OF 1,470.06 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE; N.89 DEGREES 32'56" W.; A DISTANCE OF 1,796.23 FEET: THENCE S.00 DEGREES 43'29"W., A DISTANCE OF 225.00 FEET TO A POINT 25.00 SOUTH OF THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE N.89 DEGREES 05'13"W. 25.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 1,332.22 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 114 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE N.00 DEGREES 54'20"E. ALONG SAID WEST LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED. IN O.R. BOOK 1634, PAGE 244, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TO-WIT: DESCRIPTION: TOWER COMPOUND (AS PROVIDED)

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST. MANATEE COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" CAPPED IRON ROD (MARKED LB 043) AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; (THE FOLLOWING TWO CALLS ARE ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4) THENCE S 89°17' E A DISTANCE OF 664.99 FEET TO A 4" X 4" CONCRETE MONUMENT WITH A PIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE CONTINUE 89 DEGREES 17'42" E, A DISTANCE OF 184.48 FEET; THENCE S 00 DEGREES 40'32" W, A DISTANCE OF 222.64 FEET TO THE POINT OF BEGINNING; THENCE S 00 DEGREES 42'18" W, A DISTANCE OF 100.00 FEET; THENCE S 89°17'42" E, A DISTANCE OF 100.00 FEET: THENCE N 00°42'18" E A DISTANCE OF 100.00 FEET; THENCE N 89 DEGREES 17'42" W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: NEXTEL LEASE AREA (AS SURVEYED)

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" CAPPED IRON ROD (MARKED LB 043) AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; (THE FOLLOWING TWO CALLS ARE ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4) THENCE S 89° 19'28" E, A DISTANCE OF 664.99 FEET TO A 4" X 4" CONCRETE MONUMENT WITH A PIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE CONTINUE S 89°17'42" E, A DISTANCE OF 208.04 FEET: THENCE S 00°38'09" W, A DISTANCE OF 254.97 TO THE POINT OF BEGINNING; THENCE S 55°37'28" E, A DISTANCE OF 20.00 FEET; THENCE S 34 DEGREES 22'32" W, A DISTANCE OF 30.00 FEET; THENCE N 55 DEGREES 37'28" W, A DISTANCE OF 200.00 FEET; THENCE N 34°22'32" E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PROPOSED 20.00 WIDE INGRESS/EGRESS AND UTILITY EASEMENT. PREPARED PER THIS SURVEY A STRIP OF LAND 20 FEET IN WIDTH LYING WITHIN SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST. MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S.89 DEGREES 16'41" E., ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 33.16 FEET FOR A POINT OF BEGINNING; THENCE S.00 DEGREES 43'19"W., A DISTANCE OF 43.14 FEET; THENCE S.28°48'04"E. A DISTANCE OF 123.78 FEET; THENCE S.36°41'35"E., A DISTANCE OF 150.64 FEET TO A POINT ON THE WEST BOUNDARY OF A TOWER COMPOUND, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1886, PAGE 4103, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.00 DEGREES 43'19"E., ALONG SAID WEST BOUNDARY, A DISTANCE OF 32.92 FEET; THENCE N36 DEGREES 41'35"W., A DISTANCE OF 123.12 FEET; THENCE N.28°48'04"W., A DISTANCE OF 117.13

FEET; THENCE N.00 DEGREES 43.19"E., A DISTANCE OF 37.87 FEET TO THE AFOREMENTIONED NORTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE N.89°16'41" W., ALONG SAID NORTH LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. LESS LAND LYING BELOW MEAN HIGH WATER LINE.

TOGETHER WITH:

A PARCEL LYING AND BEING IN SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA BEING DESCRIBED AS LOT 16 & 17 AND THAT PORTION OF TRACT A BEING A 20 FOOT STRIP ADJACENT TO LOTS 16 & 17 COTTAGES AT SAN CASCIANO AS RECORDED IN PLAT BOOK 55, PAGE 42 PUBLIC RECORDS OF MANATEE COUNTY FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 17 COTTAGES AT SAN CASCIANO, AS RECORDED IN PLAT BOOK 55, PAGE 42, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE S.89°14'31"E. ALONG THE NORTH LINE OF SAID LOT 17 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 121.00 FEET TO THE EAST LINE OF SAID COTTAGES AT SAN CASCIANO SUBDIVISION; THENCE S.00°45'29"W. ALONG SAID EAST LINE OF COTTAGES AT SAN CASCIANO SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 OF SAID SUBDIVISION; THENCE N.89°14'31"W. ALONG THE SOUTH LINE OF SAID LOT 16 AND EASTERLY EXTENSION THEREOF, A DISTANCE OF 121.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16 ALSO BEING ON THE EAST RIGHT OF WAY LINE OF SAN LORENZO COURT; THENCE N.00°45'29"E. ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH:

TRACT F, COTTAGES AT SAN CASCIANO, SUBDIVISION RECORDED IN PLAT BOOK 55, PAGE 41, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

LESS THE FOLLOWING PARCEL OF LAND, TO-WIT:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA FOR THE POINT OF BEGINNING; THENCE S.00°40'19"W., ALONG THE EAST LINE OF SAID SECTION 28, ALSO BEING THE WEST LINE OF TRACT "D", COTTAGES AT SAN LORENZO SUBDIVISION, AS RECORDED IN PLAT BOOK 58, PAGE 94, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, A DISTANCE OF 25.00 FEET; THENCE N.89°08'52"W., ALONG THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN O.R. BOOK 1364, PAGE 852, SAID PUBLIC RECORDS, A DISTANCE OF 200.00 FEET; THENCE N.00°40'19"E., PARALLEL TO THE EAST LINE OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST, A DISTANCE OF 200.00 FEET; THENCE S.89°08'52"E., PARALLEL TO THE NORTH LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 200.00 FEET TO THE INTERSECTION WITH SAID EAST LINE OF SAID SECTION 21; THENCE S.00°40'19"W., ALONE SAID EAST LINE

OF SECTION 21, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTIONS 21 & 28, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. CONTAINING 40,000 SQUARE FEET OR 0.92 ACRES, MORE OR LESS.

ALL TOGETHER CONTAINING 1,336,856.4 SQUARE FEET OR 30.69 ACRES MORE OR LESS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRADENTON, FLORIDA:

Section 1: Ordinance No. 2979, Code of Ordinances of the City of Bradenton, Florida, is hereby amended by a Zoning Atlas Amendment of the following described property from R-1, Residential Single Family to PDP, Planned Development Project.

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 34, SOUTH, RANGE 18 EAST, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S.89 DEGREES 05'13"E. ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 666.08 FEET; THENCE N.00 DEGREES 50' 57"E., A DISTANCE OF 1,328.69 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE S.89° 16' 31" E. ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, A DISTANCE OF 215.20 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 1-75, SAID POINT ALSO BEING A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 40 DEGREES 35'51" THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 35.43 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 3,419.05 FEET AND A CENTRAL ANGLE OF 08°38'38"; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 515.81 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N.00°43'29"E., A DISTANCE OF 17.68 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.32°50'10"E., A RADIAL DISTANCE OF 3,404.05 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08 DEGREES 32' 19", A DISTANCE OF 507.29 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, S.65°46'05"E .. A DISTANCE OF 1,470.06 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE; N.89 DEGREES 32'56" W.; A DISTANCE OF 1,796.23 FEET: THENCE S.00 DEGREES 43'29"W., A DISTANCE OF 225.00 FEET TO A POINT 25.00 SOUTH OF THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE N.89 DEGREES 05'13"W. 25.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 1,332.22 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 114 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE N.00 DEGREES 54'20"E. ALONG SAID WEST LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED. IN O.R. BOOK 1634, PAGE 244, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TO-WIT: DESCRIPTION: TOWER COMPOUND (AS PROVIDED)
A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST. MANATEE COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" CAPPED IRON ROD (MARKED LB 043) AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; (THE FOLLOWING TWO CALLS ARE ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4) THENCE S 89°17' E A DISTANCE OF 664.99 FEET TO A 4" X 4" CONCRETE MONUMENT WITH A PIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE CONTINUE 89 DEGREES 17'42" E, A DISTANCE OF 184.48 FEET; THENCE S 00 DEGREES 40'32" W, A DISTANCE OF 222.64 FEET TO THE POINT OF BEGINNING; THENCE S 00 DEGREES 42'18" W, A DISTANCE OF 100.00 FEET; THENCE S 89°17'42" E, A DISTANCE OF 100.00 FEET: THENCE N 00°42'18" E A DISTANCE OF 100.00 FEET; THENCE N 89 DEGREES 17'42" W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: NEXTEL LEASE AREA (AS SURVEYED)

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" CAPPED IRON ROD (MARKED LB 043) AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; (THE FOLLOWING TWO CALLS ARE ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4) THENCE S 89° 19'28" E, A DISTANCE OF 664.99 FEET TO A 4" X 4" CONCRETE MONUMENT WITH A PIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE CONTINUE S 89°17'42" E, A DISTANCE OF 208.04 FEET: THENCE S 00°38'09" W, A DISTANCE OF 254.97 TO THE POINT OF BEGINNING; THENCE S 55°37'28" E, A DISTANCE OF 20.00 FEET; THENCE S 34 DEGREES 22'32" W, A DISTANCE OF 30.00 FEET; THENCE N 55 DEGREES 37'28" W, A DISTANCE OF 200.00 FEET; THENCE N 34°22'32" E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PROPOSED 20.00 WIDE INGRESS/EGRESS AND UTILITY EASEMENT. PREPARED PER THIS SURVEY A STRIP OF LAND 20 FEET IN WIDTH LYING WITHIN SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST. MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S.89 DEGREES 16'41" E., ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 33.16 FEET FOR A POINT OF BEGINNING; THENCE S.00 DEGREES 43'19"W., A DISTANCE OF 43.14 FEET; THENCE S.28°48'04"E. A DISTANCE OF 123.78 FEET; THENCE S.36°41'35"E., A DISTANCE OF 150.64 FEET TO A POINT ON THE WEST BOUNDARY OF A TOWER COMPOUND, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1886, PAGE 4103, OF THE

PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.00 DEGREES 43'19"E., ALONG SAID WEST BOUNDARY, A DISTANCE OF 32.92 FEET; THENCE N36 DEGREES 41'35"W., A DISTANCE OF 123.12 FEET; THENCE N.28°48'04"W., A DISTANCE OF 117.13 FEET; THENCE N.00 DEGREES 43.19"E., A DISTANCE OF 37.87 FEET TO THE AFOREMENTIONED NORTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE N.89°16'41" W., ALONG SAID NORTH LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. LESS LAND LYING BELOW MEAN HIGH WATER LINE.

TOGETHER WITH:

A PARCEL LYING AND BEING IN SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA BEING DESCRIBED AS LOT 16 & 17 AND THAT PORTION OF TRACT A BEING A 20 FOOT STRIP ADJACENT TO LOTS 16 & 17 COTTAGES AT SAN CASCIANO AS RECORDED IN PLAT BOOK 55, PAGE 42 PUBLIC RECORDS OF MANATEE COUNTY FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 17 COTTAGES AT SAN CASCIANO, AS RECORDED IN PLAT BOOK 55, PAGE 42, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE S.89°14'31"E. ALONG THE NORTH LINE OF SAID LOT 17 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 121.00 FEET TO THE EAST LINE OF SAID COTTAGES AT SAN CASCIANO SUBDIVISION; THENCE S.00°45'29"W. ALONG SAID EAST LINE OF COTTAGES AT SAN CASCIANO SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 OF SAID SUBDIVISION; THENCE N.89°14'31"W. ALONG THE SOUTH LINE OF SAID LOT 16 AND EASTERLY EXTENSION THEREOF, A DISTANCE OF 121.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16 ALSO BEING ON THE EAST RIGHT OF WAY LINE OF SAN LORENZO COURT; THENCE N.00°45'29"E. ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

TOGETHER WITH:

TRACT F, COTTAGES AT SAN CASCIANO, SUBDIVISION RECORDED IN PLAT BOOK 55, PAGE 41, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

LESS THE FOLLOWING PARCEL OF LAND, TO-WIT:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA FOR THE POINT OF BEGINNING; THENCE S.00°40'19"W., ALONG THE EAST LINE OF SAID SECTION 28, ALSO BEING THE WEST LINE OF TRACT "D", COTTAGES AT SAN LORENZO SUBDIVISION, AS RECORDED IN PLAT BOOK 58, PAGE 94, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, A DISTANCE OF 25.00 FEET; THENCE N.89°08'52"W., ALONG THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN O.R. BOOK 1364, PAGE 852, SAID PUBLIC RECORDS, A DISTANCE OF 200.00 FEET; THENCE N.00°40'19"E., PARALLEL TO THE EAST LINE OF SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST,

A DISTANCE OF 200.00 FEET; THENCE S.89°08'52"E., PARALLEL TO THE NORTH LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 200.00 FEET TO THE INTERSECTION WITH SAID EAST LINE OF SAID SECTION 21; THENCE S.00°40'19"W., ALONE SAID EAST LINE OF SECTION 21, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTIONS 21 & 28, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. CONTAINING 40,000 SQUARE FEET OR 0.92 ACRES, MORE OR LESS.

ALL TOGETHER CONTAINING 1,336,856.4 SQUARE FEET OR 30.69 ACRES MORE OR LESS

Section 2: Such land, above described, and shown in Exhibit "A", shall immediately become subject to the jurisdiction and powers of the City of Bradenton, Florida.

Section 3: This Ordinance shall take effect as provided by law.

PASSED IN REGULAR SESSION, this 28th day of September 2016.

ATTEST: CARL CALLAHAN
City Administrator

By: _____
City Administrator

CITY OF BRADENTON, FLORIDA, BY AND THROUGH THE CITY COUNCIL OF THE CITY OF BRADENTON

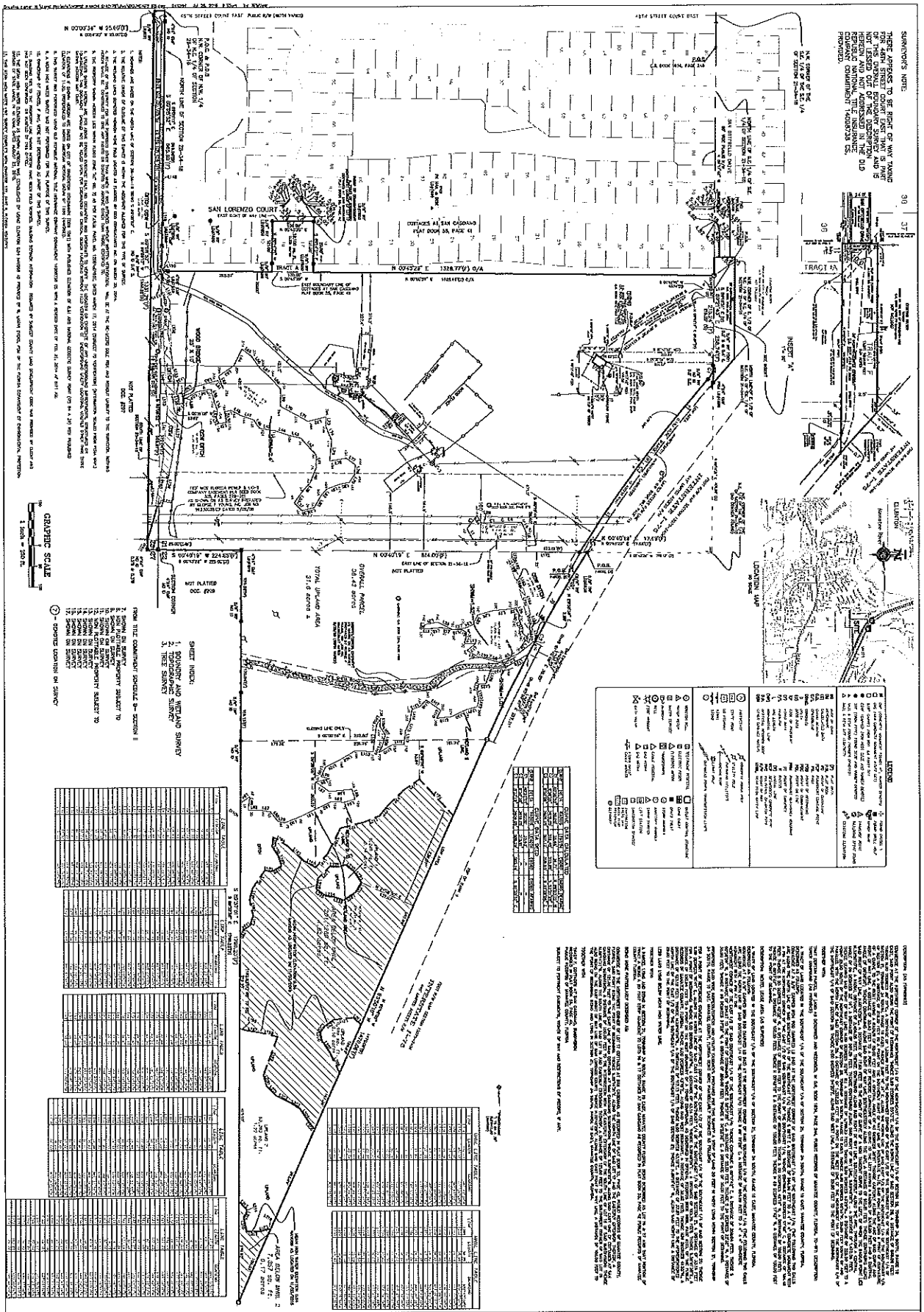
By: _____
Wayne H. Poston, Mayor

Planning Commission: August 10, 2016
City Council First Reading: September 14, 2016
City Council Second Reading: September 28, 2016

LEGAL NOTE

I hereby certify that I have approved the form of this Ordinance No. 2988:

WILLIAM R. LISCH, CITY ATTORNEY



BOUNDARY, WETLAND & MEAN HIGH WATER LINE SURVEY

IN SECTION 21, 22, & 28, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFIED TO:
BILL DECKLEVER

#	REVISION	DATE	BY
13.	LOTS 16 & 17 AND TRACT F ADDED	07/25/16	GDS
1.	REVISED FOR BILL COMMITMENT AS NOTED IN #3 HEREON.	05/07/14	SP
2.	DITCH ADDED SURVEYORS NOTE REVISED	05/25/14	SP
3.	REVISED WETLAND LINES AND OVR LANDED AS REQUESTED	11/17/11	JM
4.	REVISED NUMBER 11 F.P.L. P/B AGREMENT LOCATION	11/17/11	GDS
5.	AREA ADDED FOR WETLAND B	12/21/14	GDS
6.	AREAS FOR OVR DITCHES AND FLUCES NUMBERS ADDED	01/09/15	GDS
7.	TRIPS ADDED (SHEET 2)	03/24/15	JM
8.	TREES ADDED (SHEET 3)	04/09/15	JM
9.	TRIPS ADDED (SHEET 2)	04/14/15	JM
10.	PIPE INVERT ADDED (SHEET 2)	05/29/15	JM
11.	NAME LOCATION ADDED	11/23/15	GDS
12.	PIPE INVERT ADDED & REVISED FOR RJR (SHEET 2)	05/10/16	JM

SHEET# 1 OF 3

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE OF SURVEY 04/07/2014

GERALD D. STROOP, JR., P.S.M.
FLORIDA CERTIFICATE NO. 4679

SCHAPPACHER SURVEYING, L.L.C.
CERTIFICATE OF AUTHORIZATION LB 0007977
3104 BAYVIEW BLVD. SARASOTA, FLORIDA 34239
(941)742-8300 (941)955-9768 FAX

Scale: 1" = 100'	Drawn by: GDS/JM	FBIPG: 972164	JOB: S140178	DATE: 04/12/2014

Exhibit "A"

EVALUATION AND REPORT
Department of Planning & Community Development

PROJECT #: **PR.15.4712 Lastra PDP**
TO: Planning Commission
FROM: Christopher M. Gratz, AICP, Development Services & Zoning Manager
DATE: 8/10/2016, revised for 9/14/2016
APPLICANT: Stephen Thompson, Esq. of Najmy Thompson, P.L., agent, for Next Generation LLC
WARD: 4- Bemis Smith

CASE SYNOPSIS:

Applicant's Request:	*Preliminary Planned Development Project and Zoning Atlas Amendment from R-1 to PDP for 12 detached single family dwellings and 172 2-story attached single family dwellings (townhomes) on the 30.69 acre site*
Location:	*4915 1st Avenue East et. al.*
Staff Recommendation:	*Approval with five (5) stipulations*
Planning Commission:	*Approval with nine (9) stipulations – August 10, 2016*
City Council Action:	*TBD –September 14, 2016*

FINDINGS OF FACT

APPLICANT'S REQUEST:

PR.15.4712 Lastra PDP Preliminary Planned Development Project and Zoning Atlas Amendment from R-1, Residential Single Family to PDP, Planned Development Project for 12 detached single family dwellings and 172 2-story attached single family dwellings (townhomes).

LOCATION OF SUBJECT PROPERTY: 4915 1st Avenue East, Vacated lot 16: 119 San Lorenzo Court, Vacated lot 17: 123 San Lorenzo Court, Tract F: Cottages at San Lorenzo, San Ortebello Drive; Parcel Identification Numbers: 1100800159, 1100701809, 1100701859, 1100706209. A legal description is included on the survey within the attached plan set. The subject property is also located in Neighborhood 20.03.

ACREAGE: 30.69 ± **FLOOD ZONE:** AE

CHARACTERISTICS OF THE SUBJECT PROPERTY: The property contain an abandoned horse farm with a single family dwelling, two (2) barns, wetlands and heavy vegetation.

CURRENT FUTURE LAND USE/ ZONING:

Low Density Residential (6 DU/Acre)/ R-1, Residential Single Family

PROPOSED ZONING: PDP, Planned Development Project

SURROUNDING USES AND DESIGNATIONS:

Existing: I-75, Single Family **Zoning:** A-1, PD-MU (both County), and R-1 **FLU:** Low Density Residential	**Existing:** I-75 **Zoning:** A-1, PD-MU (both County) **FLU:** Low Density Residential	**Existing:** I-75 **Zoning:** A-1, PD-MU (both County) **FLU:** RES-6 (County)
Existing: Single Family **Zoning:** R-1 **FLU:** Low Density Residential	SUBJECT PROPERTY	**Existing:** Vacant **Zoning:** PD-MU (County) **FLU:** RES-6 (County)
Existing: Single Family under development **Zoning:** R-1 **FLU:** Low Density Residential	**Existing:** Single Family **Zoning:** A-1, PD-MU (both County) **FLU:** RES-6 (County)	**Existing:** Multi-Family **Zoning:** PD-MU (County) **FLU:** RES-6 (County)

HISTORY OF PREVIOUS ACTION RELEVANT TO THIS REQUEST: RV.15.0727 and EV.15.0728 San Casciano were approved on April 8, 2015, vacating Lots 16 and 17, with one (1) of the stipulations being that the new roadway not be used for construction access.

ANALYSIS

REQUIRED FINDINGS:

3.4.1.2 General PDP standards

a. Parking and vehicular access. While parking space, parking area design, and property access is dependent on the type of PDP proposed, the standards as set forth in subsections 4.1.4 and 3.4.1.3 of these LURs shall be generally applied to achieve the highest quality possible. Typically, parking area design should reflect logical and safe traffic flow, opportunities for shared parking and interconnectivity, pedestrian-oriented interaction, and an abundance of well-designed landscaping.

Access involves ingress and egress design for the proposed development. Applicants must provide a thorough analysis of how the surrounding roadways will be affected by the proposed access design, including input from outside agencies, as applicable. In some cases, roadway improvements such as deceleration or acceleration lanes may be necessary to effect good access design.

Two (2) parking spaces are provided with each dwelling, and the location of the visitor and recreation area parking spaces are placed in strategic locations. The number of parking spaces provided exceeds the LURs minimum requirements.

There are two (2) ingress and two (2) egress points through the San Casciano subdivision to access the site. There is also a one-way ingress to this proposed development, 1st Avenue East on the south western boundary of the site, which will lessen the impact of traffic on the San Casciano subdivision.

1st Avenue East is shown to be used as the construction entrance; San Casciano Lane may not be used for construction access pursuant to the stipulation of approval for the lot abandonment for right-of-way purposes. ~~Since 1st Avenue East is only wide enough for one (1) way traffic San Ortebello Drive would need to be used as the construction exit.~~ 1st Avenue East will be used exclusively as the construction entrance with the use of a flagmen.

b. Streets. The street standards set forth in subsection 4.1.3 must be met by all proposed PDPs.

The proposed streets will be public and comply with the LURs with a 50 right-of-way on all roads with the exception of 1st Avenue East, the one-way entrance from 48th Street Court East, and a four (4) foot sidewalk is less than the LURs requirement of five (5) foot wide and is shown on one (1) side of all internal roads.

c. Drainage and utilities. The drainage standards set forth in subsections 4.1.5 and 4.2.1.4 of these LURs must be met by all proposed PDPs.

The preliminary plans are consistent the LURs requirements and must be in compliance in order to have a Site Improvement Permit issued by Public Works.

d. Concurrency. All PDPs must meet the concurrency requirements set forth in subsection 4.1.1.5. of these LURs. Also, see subsections 2.2.10.4.a.iii. and 2.2.10.4.a.iv. and 3.4.1.5.f. for information concerning reservation of capacity for concurrency and for procedures for extending reservations of capacity.

There is adequate capacity for all services with the exception of High School capacity. The report from the School District of Manatee County is attached. Upon submission of an application for vertical or horizontal construction a Certificate of Level of Service must be obtained by the developer. Should there be insufficient capacity at that time the developer can opt to wait for capacity to become available or enter into an agreement to pay their proportional fair share for the cost of improvements to satisfy the level of service.

e. Contributions to public facilities. Stipulations of approval of a preliminary PDP may include requirements to make improvements or contribute funding to improvements to public facilities such as roadways, sewer and water facilities, drainage facilities, schools, or parks and recreational facilities. Required improvements should be relative to the impacts caused by the proposed PDP. However, applicants may propose additional contributions as part of consideration for PDP approval which should be evaluated by the city in regard to the overall quality of the proposed development.

No off-site improvements have been identified as being necessary. The developer will be responsible for any water and sewer upgrades needed to support the development as part of the Site Improvement Permit.

f. Protection of resources. PDPs must be designed to preserve natural, cultural and historic resources. Proposed development plans shall be reviewed to determine the adequacy of the plan in regard to preservation of such resources. PDPs which are partially in the Conservation district (see subsection 3.4.4) shall be consistent with the requirements of that district. In addition, proposed PDPs shall be designed so that all portions of the PDP lying in the Conservation district (below the two-foot contour line) shall be common open space maintained in perpetuity by the developer or homeowner's association. Additional stipulations may be imposed as found necessary by the approving body to protect coastal resources.

The proposed plan reflects preservation of the essential wetlands on this site and all common areas, including a conservation easement, will be maintained by the homeowner's association in perpetuity.

g. Recycling dumpster pad. In addition to trash dumpster(s), an eight-foot by 22-foot concrete pad for recyclable materials is required. The dumpster must be completely fenced or screened, and landscaped on all three sides.

Each home will be serviced individually with solid waste carts and recycling bins by the City of Bradenton.

h. Sidewalks. Sidewalks along roadways and those that provide logical pedestrian connections to other areas are required for all proposed PDPs, as determined by the PCD director.

§3.4.1 Planned Development Projects (PDP)

- Generally exceed the standards contained in the LURs, and not merely circumvent them. The applicant agrees that additional standards may be required as part of the approval process. Any PDP proposing a reduction of required standards must include findings provided by the applicant for justifying the reductions....

§4.1.3.5 Sidewalks. Sidewalks shall be provided on at least one side of all local streets and minor collectors and both sides of arterials and major collectors. In the UC/UCBD and UV districts, sidewalks shall be provided on both sides of the street, regardless of the street classification. Sidewalks shall be concrete and shall be a minimum of four inches thick and five feet wide in residential areas, and eight feet wide in mixed-use and non-residential districts. Except in the UC/UCDB district there shall be at minimum a three-foot-wide strip of landscaped area (as defined in section 4.1.4.4.b.) between the sidewalk and curb, in which a tree (as listed herein) shall be planted every 100 feet....

In PDPs where adequate provision for pedestrian circulation is provided, the requirements of this section may be modified by the approving body. Sidewalks shall be constructed as part of the street construction in subdivisions and PDPs unless phasing is specifically stipulated by city council. As part of the approval of a permit for a construction or alteration of structure or parking area, the PCD director may require the construction or reconstruction of sidewalks in order to fulfill the requirements of this section.

Four (4) foot sidewalks on one (1) side of the roadways, a three (3) foot grass strip, and no street trees are shown on the plans. The LURs require five (5) foot sidewalks, with a three (3) foot grass strip, and street trees with utilities designed to not conflict with their roots on at least one (1) side of the a road.

This proposed design does not exceed the standards of §4.1.3.5 of the LURs and the applicant has not provided any findings justifying the reductions, and where utility easements are proposed it will not be possible to plant street trees. Since no street tree may be placed any closer than ten feet (five feet with a root barrier) to any utility owned and operated by the City of Bradenton Public Works Department.

To meet the above criteria the following Stipulation needs to be required:

Provide five (5) foot sidewalks with a three (3) foot grass strip, and street trees on both sides of every street with a design that does not place any tree closer than ten feet (five feet with a root barrier) to any utility owned and operated by the City of Bradenton Public Works Department.

3.4.1.3. a. Residential PDP.

i. Density. The number of units per acre shall not exceed the maximum as allowed by the future land use map and related policies of the comprehensive plan. If the project is in a residential district (not a PDP zone) the density shall not exceed the density allowed in that land use atlas district. Acreage for density calculations shall not include areas within the Conservation district. Maximum density is not guaranteed for any proposed PDP, however, the quality of design, contribution to public facilities, open space and recreation, preservation of resources, and compatibility of the proposed development will be evaluated in order to recommend maximum density.

The proposed plan has exactly the number of dwelling units allowed by the future land use map. The design takes into account and preserves most of the essential wetlands in place, and has open space and recreation areas that exceed the LURs minimums.

ii. Open space. Excluding roadways, parking areas, private yards, landscaped areas less than 250 square feet, and stormwater retention areas, open space shall make up a minimum of 25 percent of the site area. Open space may be in the form of recreation fields, courses, or fairways, pedestrian or bicycle paths or walkways, or landscaped common areas greater than 250 square feet each. In some cases, private yards designated as non-disturbed buffers or conservation easements may be eligible for open space calculations.

The proposed plan exceeds the minimum 25% required open space with 36.17% or 11.10 acres of the 30.69 acre site being provided.

iii. Recreation area. Recreation area shall be provided at a ratio of one acre per 500 residents. In some cases, the PCD director may recommend that recreation area be provided at a ratio of one acre per 200 dwelling units, or more. In no case, shall the minimum recreation area be less than one-half acre, except in the UCBD or PDPs less than two acres in size. To be eligible for credit, a recreation area must include benches, trees, open or grassy areas or fields, pedestrian or bike paths, play or exercise facilities, courses, fairways, or other passive or active recreation facilities, or a combination of such facilities, which may be geared to the type of population served. Higher credit may be given to facilities usable by the general public, as determined by the PCD director. Pedestrian or bike paths designed to meet the recreation standard shall be in specifically designated corridors. No recreational credit will be given to required sidewalks along roadways except for specially-designed, incidental connection points.

The proposed plan exceeds the required minimum one (1) acre recreation area with 2.38 acres being provided.

iv. Parking. Two per dwelling unit plus one per ten units for visitor parking. On-street parking may be counted toward the required visitor parking only. In proposed developments of 50 units or more, parking spaces shall be provided at the recreation area in a ratio of one space per ten dwelling units. In some cases, the applicant may recommend more or less parking than required by these standards, however, such designs must be qualified and quantified by quality of design, empirical data, or emerging trends.

The proposed plan shows that the required minimum number of parking spaces has been exceeded with 66 guest spaces being provided when 37 are required.

v. Building setbacks. The following setbacks for buildings are typically required, unless otherwise stipulated in the PDP approval for projects proposed outside the Urban Core, Urban Central Business district and Urban Village districts:

Building setbacks for two-story buildings shall be: Thirty-five feet from any project property line which is also a street frontage, 50 feet from a major collector or arterial road as defined in subsection 4.1.3, and 15 feet from an interior private road.

For buildings with more than two stories, building setbacks from any property line shall be increased by ten feet for each additional story.

The typical setbacks are only being met if the buildings are limited to two (2) stories in height.

To meet the above criteria the following Stipulation needs to be required:

No building shall be taller than two (2) stories in height.

vi. Buffers. A landscaped, well-designed perimeter buffer with a minimum or oscillating width of 25 feet from all property lines is required for all proposed residential PDPs, unless otherwise stipulated in the PDP approval.

A 25 foot buffer is provided on part of the northern and southern property lines where wetlands are not located. The east provides a 25 foot a wetland buffer, so a dedicated strip is not necessary at the property line. A 15 foot buffer exclusive of the lots on the west boundary is provided, and that coupled with the 15-25 foot buffer and easement behind the lots on the San Casciano subdivision provides adequate separation and privacy for the homeowners.

The preliminary landscape plan is not feasible in terms of the number, types, and locations of replacement trees being proposed. The spacing and placement of all plants must be adequate and appropriate for the typical size, shape and habit of the plant species at maturity in order to create a development with a sustainable tree canopy.

To meet the above criteria the following Stipulations need to be required:

1. The landscape buffers shall be no less than the following:

15 feet on the entire western boundary.
25 feet on the north and south boundaries accept where adjacent to wetlands that are not being disturbed.
25 feet on the eastern wetland.

2. The landscape plan shall be revised prior to issuance of a Site Improvement Permit so that the spacing and placement of all plants is adequate and appropriate for the typical size, shape and habit of the plant species at maturity in accordance with University of Florida recommendations. All costs for tree mitigation shall be paid before a Site Development Permit to clear the land is issued.

vii. Accessory structures. Accessory structures may be approved as part of the proposed PDP based upon subsection 5.1.2 (Accessory structures, residential buildings), as found appropriate by the approving body.

The proposed plans indicate the location of a community pool and amenity structure.

viii. Neighborhood activity center. A neighborhood activity center consisting of light retail, restaurants, personal services, office, and other similar neighborhood types of activities may be proposed as a compact, defined area limited to one acre or five percent of the overall development. While no specific standards are suggested in order to allow innovation in design, a proposed neighborhood activity center will be evaluated for its physical design including types

of uses proposed, pedestrian connectivity with the surrounding residential components, landscaping, and overall feasibility.

A neighborhood activity center is not proposed or required. There is an amenity building associated with the community's swimming pool.

ZONING ATLAS AMENDMENT CRITERIA:

3.1.1 Special land use districts and overlays. PDP/Planned Development Project. This district is designed to permit the development of planned complexes of structures and uses where compatible with existing surrounding land uses and is intended for undeveloped parcels of land or those proposed for redevelopment.

3.1.5 Criteria for land use atlas district designations. Land within the city shall be assigned a land use atlas district designation from the list of standard land use atlas districts in section A. [sections 3.1.1 through 3.1.3] above. The following criteria shall be used to make such assignments and to make changes in assignments, whether initiated by the city or by a property owner pursuant to section 2.2.5 land use atlas amendment.

3.1.5.1 Consistency with the comprehensive plan. All land use atlas district assignments shall be consistent with the comprehensive plan, including the future land use map and future land use element goals, objectives and policies. The land use atlas district assigned shall be consistent with the land use category of the future land use map.

The PDP district is in an appropriate and consistent zoning designation to implement the Low Density Residential (6 DU/Acre) Future Land Use category.

3.1.5.2 Land use compatibility. The assigning of land use atlas districts shall promote the compatibility of adjacent land uses.

The residential use proposed by the Preliminary Planned Development Plan is compatible with the surrounding residential land uses, with sensitivity being paid to the existing adjacent single family homes in the San Casciano subdivision. The site plan has retention and detached single family homes on the western boundary after a 15 foot landscape buffer that is not included within the lots. The multiple ingress and egress points spread the traffic out and notably the one-way road in will lessen the impact to the San Casciano subdivision.

To meet the above criteria the following Stipulation needs to be required:

Only water retention areas, recreation areas or detached single family dwellings may be constructed on the western boundary adjacent to San Casciano as shown on the Preliminary PDP.

3.1.5.3 Adequate public facilities. The assigning of land use atlas districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards set forth in section 4.1.1.5 shall be considered in assigning land use atlas districts and there shall be reasonable assurance that the demand for services allowed in the proposed land use atlas district can be met.

There are adequate water and sewer facilities that may be connected to within the City. Adequate solid waste capacity is available. Any development will be required to be designed so that discharges will meet applicable state water quality standards pursuant to Policy 4.1.2 of the Public Facilities Element. The on-site storm retention ponds will be constructed with Phase 1 of the development.

3.1.5.4 Public interest. Land use atlas district designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

Designating this property PDP, Planned Development Project District will not adversely impact the public interest of allowing property owners to develop property for economic benefit with the compatible development standards and the single family detached and attached uses shown on proposed plans. This development will not cause unreasonable dangerous conditions that pose risk or injury to the surrounding properties, and will not degrade the quality of life for others.

COMMUNITY IMPACT REPORT

A. Visual Impact Analysis

A 25 foot wide berm is proposed on the north side of the project accept adjacent to the wetlands to separate the development from I-75. The property to the south in unincorporated Manatee County will be buffered with a 25 foot landscape strip. The wetlands to the east are largely remaining intact and will have scenic views to them. The proposed plan minimizes the impact to the San Casciano subdivision by placing single family detached homes and retention areas next to the existing single detached homes on the western boundary of the site.

B. Land Use Assessment

The request is consistent with the Comprehensive Plan; below are the applicable portions of the Future Land Use Element:

GOAL 1 FUTURE LAND USE: USES AND INTENSITIES
A land use pattern which promotes the well-being of the community in regard to compatibility of adjacent uses, building types and residential densities, efficiency of utilities and roadways, harmony with the natural environment and protection from natural hazards.

Objective 1.2 Future Land Use Map
To guide the location of new development and redevelopment in a manner conducive to compatibility of land uses, sensitive to natural resources and natural hazards and consistent with the availability of public facilities.

Policy 1.2.1 Establish a Future Land Use Map

Low Density Residential: Residential use, primarily single family with a potential neighborhood commercial component, as part of a Planned Development, which will consist of light retail, restaurants, personnel services, office and other similar neighborhood activities.

Residential - 6 DU/Acre
Commercial – not to exceed 1 acre or 5% of total development
Maximum floor area ratio: commercial 0.50

The scale of the context of the type of development possible with the Planned Development Project classification on this property can coexist without negatively impacting the adjacent residential uses.

C. Traffic Study

A traffic study has been performed and found that regardless of this development, the Level of Service (LOS) at the 48th Street Court East and SR 64 intersection is going to be LOS "F" when the already approved projects impacting this street are built out. Therefore, the applicant cannot be held responsible for improvements that would be needed to have it function at the adopted level of Service "D". All other roadway segments studied will operate at a Level "A".

D. Environmental Impact Assessment

The site contains jurisdictional wetlands, and does not contain significant nesting areas for endangered or protected species. The historic farming use of this property has significantly impacted the quality of the wetlands which have been invaded by Brazilian Pepper. There are 10 acres of jurisdictional wetlands existing and the project has received approval from SWFWMD to dredge or fill 1.03 acres (10%) of low quality wetlands. Attached is a detailed report from E Co Consultants, Inc.

E. Area Impact Assessment

Development at a maximum of 6 DU/Acre is anticipated by the Future Land Use plan on this property and the proposed plan is consistent with this designation. By creative design, the developer has produced a plan that has exactly the maximum number of dwelling units allowed by the Future Land Use Plan. This density would be impossible to achieve under the current R-1 zoning designation given the shape of the property and features such as the FPL easement, cell tower, and wetlands.

The proposed development differs from others in the area in the type of housing product being proposed; townhomes. Other developments in the area have used the PDP regulations to produce developments with unique designs due to conditions such as wetlands and waterway access. A variety of housing types within the City is desirable, and this development as proposed, can be considered a compatible use.

F. Hurricane Evacuation Analysis

The property is located not located with the Coastal High Hazard Area and is within the B Evacuation Zone and there are two (2) hurricane evacuation facilities within five (5) miles; Carlos E. Haile Middle School and Freedom Elementary School.

ATTACHMENTS:

Development Review Committee Comments
School District of Manatee County School Report
Maps
Application
Preliminary PDP Review Criteria
Community Impact Report
Traffic Study (appendix on file with PCD)
Environmental Narrative
Elevations
Plans
Survey

STAFF RECOMMENDATION:

APPROVAL of PR.15.4712 Lastra PDP with the following stipulation(s):

1. Only water retention areas, recreation areas or detached single family dwellings may be constructed on the western boundary adjacent to San Casciano.

2. The final PDP shall be consistent with Preliminary PDP, with the approval being for:

   No less than 12 detached single family dwellings with the following minimum setbacks: 15 foot front, 15 foot corner, 10 foot rear, six (6) foot side, five (5) foot rear and side for a pool and screen enclosures with a screen roof.

   No more than 172 attached single family dwellings with the following minimum setbacks: 15 foot front, 15 foot corner, 10 foot rear, 15 feet between buildings.

   No building shall be taller than two (2) stories in height.

3. The landscape buffers shall be no less than the following:

   15 feet on the entire western boundary.
   25 feet on the north and south boundaries accept where adjacent to wetlands that are not being disturbed.
   25 feet on the eastern wetland.

4. Provide five (5) foot sidewalks with a three (3) foot grass strip, and street trees on both sides of every street with a design that does not place any tree closer than ten feet (five feet with a root barrier) to any utility owned and operated by the City of Bradenton Public Works Department.

5. The landscape plan shall be revised prior to issuance of a Site Improvement Permit so that the spacing and placement of all plants is adequate and appropriate for the typical size, shape and habit of the plant species at maturity in accordance with University of Florida recommendations. All costs for tree mitigation shall be paid before a Site Development Permit to clear the land is issued.

PLANNING COMMISSION RECOMMENDATION: August 10, 2016

1. Only water retention areas, recreation areas or detached single family dwellings may be constructed on the western boundary adjacent to San Casciano.

2. The final PDP shall be consistent with Preliminary PDP, with the approval being for:

   No less than 12 detached single family dwellings with the following minimum setbacks: 15 foot front, 15 foot corner, 10 foot rear, six (6) foot side, five (5) foot rear and side for a pool and screen enclosures with a screen roof.

   No more than 172 attached single family dwellings with the following minimum setbacks: 15 foot front, 15 foot corner, 10 foot rear, 15 feet between buildings.

   No building shall be taller than two (2) stories in height.

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   25 feet on the north and south boundaries accept where adjacent to wetlands that are not being disturbed.
   25 feet on the eastern wetland.

4. Provide five (5) foot sidewalks with a three (3) foot grass strip, and street trees on one (1) side of every street with a design that does not place any tree closer than ten feet (five feet with a City approved root barrier) to any utility owned and operated by the City of Bradenton Public Works Department.

5. The landscape plan shall be revised prior to issuance of a Site Improvement Permit so that the spacing and placement of all plants is adequate and appropriate for the typical size, shape and habit of the plant species at maturity in accordance with University of Florida recommendations. All costs for tree mitigation shall be paid before a Site Development Permit to clear the land is issued.

6. The drainage for the vacated San Casciano Lots 16 and 17 is to be re-evaluated for approval by the Public Works Department with the construction plans.

7. The section of 1st Avenue East extending into 48th Street Court East that it is privately owned is to be dedicated to the City within the right of way lines of 48th Street Court East with the plat.

8. The access and utility easement for the Water tower parcel purchased by the developer needs to be verified that it runs with the land and is to be carried over with the plat.

9. The contractor is to submit a construction safety plan for the Public Works Department's review and approval to exclusively utilize 1st Avenue East as the construction entrance and exit prior to issuance of any Site Improvement Permits.

CITY COUNCIL ACTION: September 14, 2016

CITY OF BRADENTON

DEVELOPMENT REVIEW COMMITTEE

COMMENT SHEET

Application # PR.15.4712 **DRC Date:** December 8, 2015

Applicant: Next Generation Development LLC/Agent: Najmy/Thompson 4915 1st Ave E

PUBLIC WORKS DEPARTMENT	Official: K. Clayback, P.E.708-6300 x243

Submit full geotechnical report including cross sections and borings around existing cell-tower footprint.

Drainage has been a problem in San Casciano. You must have 4:1 slopes to be a public system; otherwise you will stay a private system. You may use RCP pipes ONLY if you have a public system. Add a drainage plan to the Site Plan.

Lift Station: If you will be using the one for San Casciano, submit calculations to show that the San Casciano Lift Station is adequate.

There MUST be a second egress for fire and safety, not just out through San Casciano Road.. At the North end of Street A, you have no rights to the private property where the utility easement exists. You must put up a fence and signage as this is not for public access. There is no turn- around available there for emergency vehicles or trash trucks.

End of San Casciano is the same thing. Big trucks have to have room to turn around.

Show the San Casciano infrastructure that is on the west side of San Casciano, on your site plan, finished for elevations to your property line.

Note on the site plan where the construction entrances will be. They will have to go through San Casciano.

Note any wetlands that you plan to fill.

POLICE DEPARTMENT	Official: Officer K. Camacho 741-3041

Street lighting is required; please add lighting to the plans. White lighting is better for sight and security.
All road turning radii must be 35' inside, and 45' outside min. Any cul-de-sac must be 100 feet diameter minimum.

HEALTH DEPARTMENT	Barbara Will, Env. Supervisor 748-0747 X 1369

Public pool plans must be submitted to the Health Department for review and permitting approval. Pools will be annually approved by the Health Department thereafter. You must bring as-builts in to the Health Department at the end of development.

PCD DEPARTMENT Official: Tim Polk, Chris Gratz, Karen Aihara, Myra Schwarz 932-9413

Facts:
Southern area is part of Manatee County. Zoned A-1, FULU Res-6 and P/SP-1 (Public/Semi-Public-1)—Left out of PDP? Site Data table is wrong 10 DU/AC. See 3.4.1.4 b.
35.833 total acres @ 6 du/ac. = 214 du
Flood Zone: AE

Architecture example is poor quality. Needs to be better and reflect the theme of the name. Submit at least three, preferably more, different schemes of color, dressing, roof types, of homes.

Construct sidewalks on north side of San Casciano Lane to San Lorenzo Court.
Plans state 15' wide shell travelway, this is prohibited. No shell roads are allowed.

Total number of proposed Units: 176 Please see below regarding density:
3.4.1.3 a. Additional PDP Standards, Residential PDP. Density. ...Maximum density is not guaranteed for any proposed PDP, however, the quality of design, contribution to public facilities, open space and recreation, preservation of resources, and compatibility of the proposed development will be evaluated in order to recommend maximum density.

Submit full area plan, at the scale specified in the application, to visualize full impact of rights-of-way and layout. Include location of existing water tower and road. Has access to San Ortebello Drive been obtained?

Indicate on plan the open space. (Stated 12.52 acres/35.833 acres = 35%). Excluding roadways, parking areas, private yards, landscaped areas less than 250 square feet, and stormwater retention areas, open space shall make up a minimum **of 25 percent of the site area.** Open space may be in the form of recreation fields, courses, or fairways, pedestrian or bicycle paths or walkways, or landscaped common areas greater than 250 square feet each. In some cases, private yards designated as non-disturbed buffers or conservation easements may be eligible for open space calculations.

More recreation space is required to meet Residential PDP standards: acre/500 residents, or 1 acre/200 du (0.9 acre/176 du**); in no case shall the minimum recreation area be less than one-half acre.**

Indicate number of visitor parking spaces and recreational space parking spaces. 1 parking space per 10 dwelling units for visitor parking (17 spaces required - more than 20 are indicated on plan-OK.) -plus one space for every 10 du for the recreation area. (17 spaces required, more than that are indicated-OK.)

All parcels must be established with the Manatee County Property Appraiser's Office (PAO) and possess a unique property identification number, prior to the issuance of any City building permits.

Provide a traffic impact study, including the San Casciano roadways, and their ability to maintain increased traffic from residents and residential heavy service vehicles, as well as impacts to 48th St Ct E. Include what is the traffic there now, what is projected, trip distribution.

Provide a Community Impact Report regarding a projection of impacts to (including but not limited to): schools, surrounding development and properties, environmental impacts, hurricane evacuation analysis, and visual impact, particularly to San Casciano and southern

properties.
With Site Plan:
Submit a Phasing Plan.

Submit a full Landscape Plan. Include trees and proposed tree removal and replacement calculations.

Submit a Signage Plan.

Include acreage of paved areas, open space, recreation areas and conservation areas.

Include a statement about maintaining common areas- the land under contiguous ownership.

BUILDING DEPARTMENT	Official: Jeff Camden, Building Official 932-9405 ABSENT
DRC Determination: Approve	**Deny X Resubmit addressing comments to proceed.**

SCHOOL BOARD

Karen Carpenter
Chair

Charlie Kennedy
Vice Chair

John A. Colón

Robert Gause

Dave "Watchdog" Miner

SUPERINTENDENT

Diana Greene, PhD

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Bradenton, FL
34208
PH. (941) 708-8800
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www.manateeschools.net

SCHOOL DISTRICT OF MANATEE COUNTY

July 7, 2016

Ms. Catherine Hartley
City of Bradenton
101 Old Main Street
Bradenton, FL 34205-7865

RE: School Report – PR.15.4712 Lastra Subdivision

Dear Ms. Hartley,

This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development application for Lastra Subdivision. This report is intended to be only information and analysis to assist the City of Bradenton in its land-use decision.

The application is regarding land development pertaining to approximately 30.4 acres located at 4915 1st Ave E, Bradenton. The applicant has requested approval of a Preliminary Planned Development Project (PR) for 12 single-family and 172 townhomes for a total of 184 dwelling units. The development schedule was not included.

The School Report Fee is **$650** and to date has not been received by the School District of Manatee County. The School Report is being sent in good faith the fees will be collected and remitted by the City of Bradenton.

School Service Area and Current School Attendance Zones

This property is located in School Service Area 2 for school planning and concurrency purposes. The 2016-2017 school attendance zones are as follows:

1. Bashaw Elementary
2. Carlos B. Haile Middle
3. Braden River High School

Five Year Capital Improvements Plan (CIP)

The School Board of Manatee County's 2015-2016 Five-Year Capital Improvement Plan does not include any funded capacity related improvements within the next five years.

Projected Educational Facilities Impact Fee

The estimated Educational Facilities Impact Fee for 184 residential dwelling units based on Manatee County Ordinance 16-03 is $627,784.

Projected Student Generation
Lastra Subdivision for 12 single-family and 172 townhome dwelling units could potentially generate the following projected number of students based on the Student Generation Rate:

- Elementary Students: 38
- Middle Students: 9
- High School students: 12
- **Total:** 59

Preliminary School Concurrency Analysis
The School Board of Manatee County and the City of Bradenton have adopted a school concurrency management system and this development is required to obtain a Certificate of Level of Service for Public School Facilities upon submission of an application for horizontal or vertical construction approval (final site plan or functional equivalent).

This is a preliminary report of the potential effects on school capacity and does not encumber, reserve or guarantee capacity will be available. The available capacity for elementary and middle schools is analyzed by the four School Service Areas (SSA) and High Schools are analyzed district-wide. The following is a preliminary analysis of available school capacity based on the proposed 184 dwelling units:

1. Elementary Schools do have sufficient capacity to support the proposed land development application in School Service Area 1.
2. Middle Schools do have sufficient capacity to support the proposed land development application in School Service Area 1.
3. High Schools do not have sufficient capacity to support the proposed land development application.

Please note that the High School 100% Districtwide Level of Service Standard has been exceeded. This report does not encumber capacity. When the final site plan is submitted to encumber school capacity the final analysis may differ from this preliminary analysis.

Development Compatibility
Lastra Subdivision project is not located adjacent to an existing school site and appears to be compatible with nearby school sites.

Projected School Sites
A school site is not being requested within the property boundaries.

Sidewalks and Bicycle Paths
Lastra subdivision is not located within the two mile walking radius of an existing school. The plans provide for sidewalks to connect on one side of the roadways throughout the neighborhood. The School District is not requesting additional sidewalks or bicycle paths for this project at this time.

Crosswalks, Traffic Signalization, School Signs & Markings
The School District is not requesting school signs or markings for this project at this time.

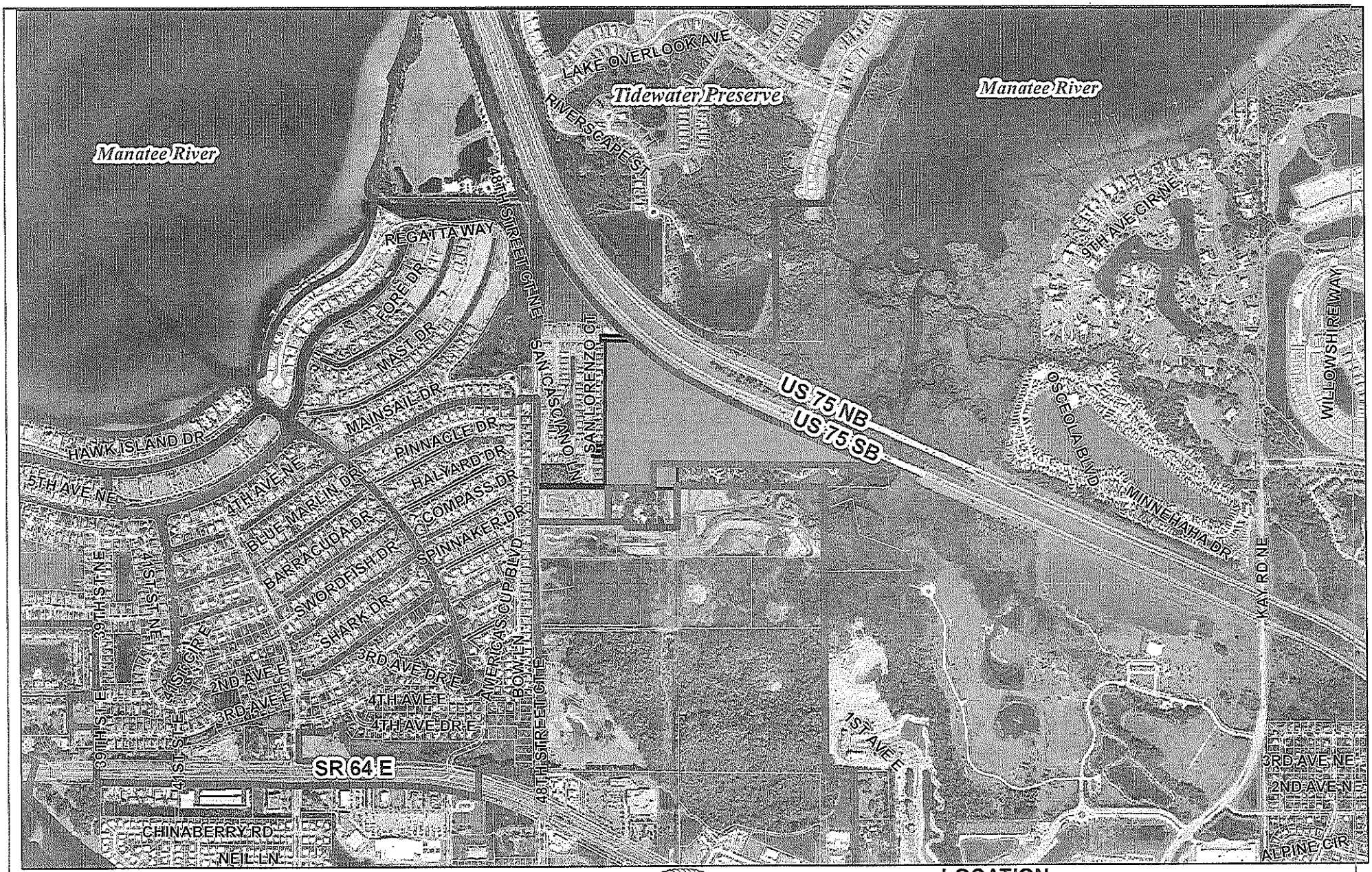
Transportation, Bus Stops, and Bus Shelters
Lastra Subdivision is not located within the two mile walking radius of an existing school. At this time, the School District intends to utilize existing bus stops in the area.

Future circumstances may require a bus to enter the subdivision (i.e. special needs students). The School District recommends roundabouts and cul-de-sacs provide sufficient radius for a bus turn around. The school buses require 10 feet of roadway and have a turning radius of 30 to 42.7 feet curb to curb.

If you have any questions regarding this School Report, feel free to contact me at 708-8800 Ext 1056.

Sincerely,

Mike Pendley
Executive Planner



Application #: PR.15.4712
Owner: Next Generation Development LLC
Agent: Stephen Thompson of Najmy/Thompson PL
Address: 4915 1st Ave E

LOCATION

Legend
- Subject Parcel
- Parcels
- City Limits

N

0 1,000 2,000 Feet

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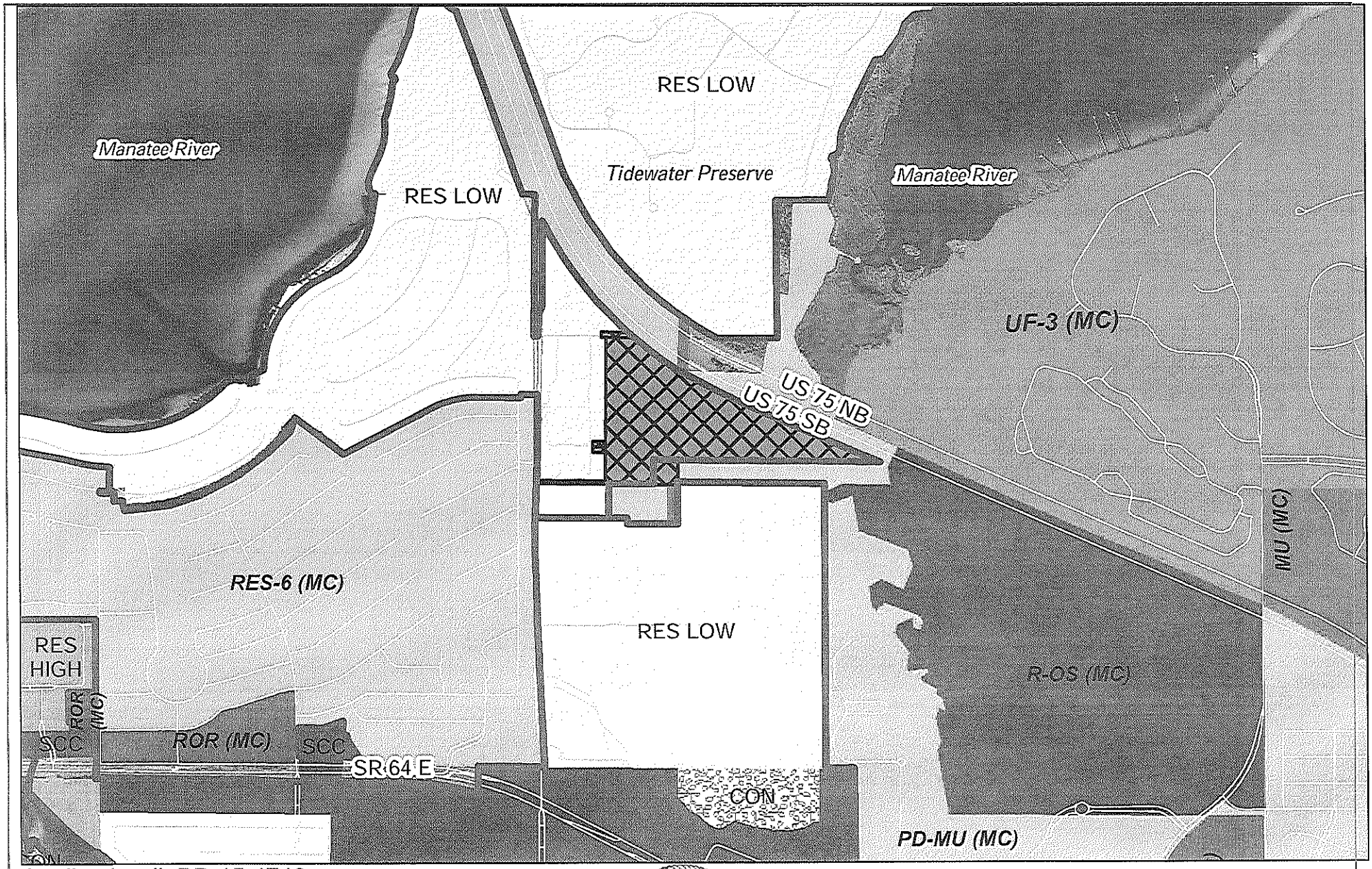

Application #: PR.15.4712
Owner: Next Generation Development LLC
Agent: Stephen Thompson of Najmy/Thompson PL
Address: 4915 1st Ave E

FUTURE LAND USE

Legend

Subject Parcel
City Limits

N

0 1,000 2,000 Feet

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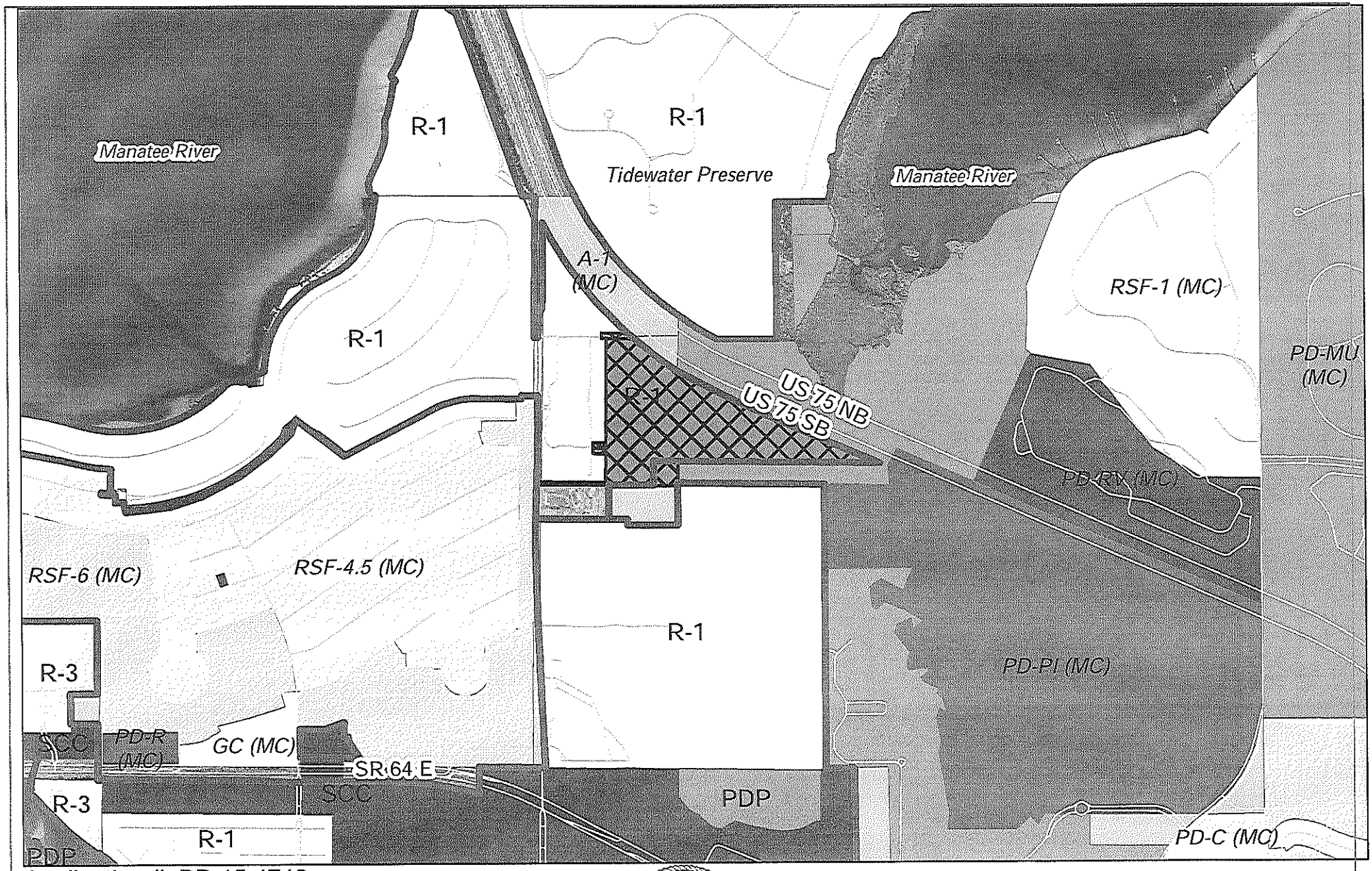

Application #: PR.15.4712
Owner: Next Generation Development LLC
Agent: Stephen Thompson of Najmy/Thompson PL
Address: 4915 1st Ave E

ZONING

N

Legend

Subject Parcel
City Limits

0 1,000 2,000 Feet

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Planned Development Project Application

bradenton

Department of Planning & Community Development
101 Old Main Street, Bradenton, Fl. 34205
Ph: (941) 932-9400
www.cityofbradenton.com

CONTACT INFORMATION (REQUIRED)

Name of Property Owner: Next Generation Development LLC

Owner Address: 1819 Main St., #610 Sarasota 34236 Telephone: 941-954-4691

Name of Agent: Stephen W. Thompson, Najmy Thompson, P.L.

Agent Address: 1401 8th Ave. W. Bradenton 34205 Telephone: 941-748-2216

Owner/Agent Email: sthompson@najmythompson.com

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PROPERTY INFORMATION (REQUIRED)

Property Address: See Attached List of Properties

PDP Name: Lastra Acreage: 30.69

Zoning District: R-1 Single Family
click to view Zoning map

Future Land Use: Low Density Residential
click to view FLU map

Ward #: 4 Bemis Smith
click to view Ward map

Neighborhood #: 20.03
click to view Neighborhoods map

PDP (REQUIRED)

Indicate Type of PDP requested: (Preliminary) Final

MATERIALS FOR REVIEW (REQUIRED)

Before submitting an application to the City of Bradenton, please check with the Planning & Community Development Department to verify all essential information for review is present. Incomplete applications will delay the review process.

▶ **Preliminary PDP Application**
- Preliminary PDP Fee: 2 acres or less - $1,319+$20/acre. 2 acres or more - $1,820+$20/acre.
- Notarized Agent Authorization Form, if applicable
- Project Narrative/Justification
- Findings of Fact/Review Criteria (see page 2 for Preliminary PDP Review Criteria)
- Thirty (30) folded copies of Preliminary PDP Site Plan (see page 3 for Preliminary PDP Site Plan requirements)
- Community Impact Report (CIR)(see page 5 for CIR requirements)
- Concurrency Review Worksheet (see page 6 for Concurrency Review requirements)

▶ **Final PDP Application**
- Final PDP Review Fee: $500
- Notarized Agent Authorization Form, if applicable
- Letter of Request
- Four (4) folded copies of Final PDP Site Plan (see page 4 for Final PDP Site Plan requirements)

SIGNATURE (REQUIRED)

The owner of this property and/or the undersigned agree to conform to all applicable laws of the City of Bradenton and to all applicable Federal, State, and County laws.

Signature of Owner/Applicant — Date: 7/28/16

CITY STAFF ONLY

Application Fees:
Fee Required: **$1,319+$20/acre** (Pre PDP: 2 acres or less)
$1,820+$20/acre (Pre PDP: 2 acres or more)
$500 (Final PDP)

FEE COLLECTED: $_____

RECEIPT #: _____

Application Sufficiency:
Sufficient: ☐
Incomplete: ☐ _____

APPLICATION #: PR.15.4712

CITY STAFF ONLY

CITY COUNCIL: _____

PLANNING COMMISSION: 8/10/16

DRC: _____

REVIEW DATES – TO BE COMPLETED BY CITY STAFF

LASTRA PDP LIST OF PROPERTIES

Main parcel: 4915 1st Avenue East, Bradenton, FL 34208
PID 1100800159

Vacated lot 17: 123 San Lorenzo Ct. , Bradenton, FL 34208
PID 1100701859

Vacated lot 16: 119 San Lorenzo Ct. , Bradenton, FL 34208
PID 1100701809

Tract F: Cottages at San Lorenzo, San Ortebello Drive, Bradenton, FL 34208
PID 1100706209

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Agent Authorization Form

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400
www.cityofbradenton.com

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 4915 1st Avenue East, Bradenton, FL 34208

I, Next Generation Development, LLC, the registered property owner(s) of the above noted property, do hereby authorize

Stephen W. Thompson, Esq. — Print Name of Agent
Najmy Thompson, P.L. — Company Name

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standards and conditions applicable.

AGENT AUTHORIZATION — REQUIRED

Signature of Owner(s)

6741 Island Creek Rd Sarasota, FL, 34240
Owner(s) Address (if different than property above)

Signature of Agent

1401 8th Ave. W., Bradenton, FL 34205, 941-748-2216
Agent Address and Phone

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me this 16th day of November 2015

produced Florida Driver's License respectively, as

as identification and who did (did not) take an oath:

NOTARY — REQUIRED

Signature

MELANIE G. MORAN
MY COMMISSION # FF 004062
EXPIRES: June 7, 2017
Bonded Thru Notary Public Underwriters

Melanie G. Moran Notary Public
Print Name

State of Florida
My Commission Expires: 6/7/17

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PLANNING DEPT.

PR. 15. 4712
City Of Bradenton
EXHIBIT C

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Planned Development Project Application

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400
www.cityofbradenton.com

CONCURRENCY REVIEW WORKSHEET

CONCURENCY REVIEW WORKSHEET: REQUIRED FOR PRELIMINARY PDP APPLICATIONS ONLY:

Project Name: Lastra Subdivision

Location (address): 4915 1st Avenue East, 119 & 123 San Lorenzo Ct., San Ortebello Dr.

Engineer of Record: Ralph J. Rhodes, P.E., R.J. Rhodes Engineering, Inc.

Type of Development: single family detached and attached

Total Acreage: 30.69 **Acreage above 2-foot contour line:** 30.09 AC

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Impervious Areas (specify acres or square footage):

Building Coverage: 5.1 AC
Paved Areas (include walkways): 4.7 AC

Pervious Areas:

Open Space: 11.1 AC
Retention: 3.8 AC
Other (specify): 0.23 AC cell tower; 2.5 AC grass on lots
Total Area: 2.38 AC
Recreation
Rec. area less bldgs. & playcourts: 2.31 AC

Density/Intensity:
Units per acre: 6.0 Non-residential square footage: N/A

Projected Average Vehicle Trips per Day: 981

Projected Volume (GPD) of Water Consumption: 46,000

Projected (GPD) Wastewater Flow: 46,000

Type of Irrigation: CENTRAL SYSTEM UTILIZING LAKES AUGMENTED WITH WELL
Projected GPD of potable water: N/A

Projected Solid Waste (tons per year):

Landfill: 320
Recyclable: 80
Paper: 35
Glass: 5
Aluminum: 20
Cardboard: 20

Drainage (by volume):
Retained on site: 10.1 AC-FT Treated: 0.87 AC-FT

School Facilities (to be approved by Manatee County School District:

Permits Required from Other Agencies and Their Status: SWFWMD; ACOE; FDEP

REQUIRED

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COMMUNITY IMPACT REPORT

A. VISUAL IMPACT ANALYSIS – The proposed project is approximately 30.69 acres and is located off of 48th Street Court East. The property is immediately adjacent to the Cottages of San Casciano ("San Casciano") which is west of the subject property. The property is bounded by Interstate 75 along its northern and eastern boundaries, there are wetlands located along the eastern boundary of the subject property, and to the south is a residential property that is currently being developed in a manner consistent with the proposed site plan.

The greatest visual impact of this property will be to San Casciano community which is an existing community that is located along the western boundary of the subject property. The plan was developed very carefully to address any adverse visual impacts to this community and to ensure compatibility. Consequently, the developer is proposing single-family detached buildings similar to those in San Casciano along the northern portion of this boundary and proposing lakes along the southern portion of this boundary.

The property to the south of the subject property is currently being developed in a manner that is consistent with the proposed development on the subject property. There should be no incompatibility or adverse visual impact to that property to the south. The property east of the subject property is a wetland area, and the developer is attempting to maximize the community's view of these wetlands. The northern and eastern portions of the subject property are adjacent to Interstate 75. In this regard, the developer worked to move the development away from the interstate. Where there are units located closer to the interstate, we have proposed a twenty-five foot (25') natural buffer to minimize any impact from the interstate including visual impact. This will lessen the visual impact of the interstate.

B. LAND USE ASSESSMENT – The property is located on 30.69 acres. The zoning for this property is R1 Single Family with a low density residential comprehensive plan land use designation. The proposed site plan is consistent with the current zoning designation and land use classification. This proposed development is consistent with the pattern of land development that has been occurring along 48th Street Court East. This community is planned as a combination of single-family detached and single-family attached buildings that will be offered for sale. The density is below what would otherwise be allowed in this land use category. When this property was annexed into the City of Bradenton, it came with a RES-6 density. The proposed development will keep the density below six (6) units per acre.

The site plan takes advantage of the relationship of the property with the wetlands and opens up a number of units to this wetland area. In addition, the plan works around the

existing wetlands and leaves the essential wetland systems on this property intact. There is also an amenity area that will include a pool and clubhouse to provide recreational opportunities to this area. The plans for the project also envision opportunities for hiking and biking within this community. The roadway network will provide wonderful opportunities for walking and bike riding within this community.

Overall, this project is consistent and compatible with the pattern of development along 48th Street Court East. This development will result in another high quality community for the City of Bradenton.

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C. TRAFFIC STUDY - See Concurency Review Worksheet.

D. ENVIRONMENTAL IMPACT ASSESSMENT - See Attached Assessment.

E. AREA IMPACT ANALYSIS - This proposal is consistent with the pattern of development in and around 48th Street Court East. This project is proposed as a single family detached and a single family attached development. Because it is one of the last pieces of undeveloped property and located off 48th Street Court East, it has very limited visual or other impact on other properties. The most significant is on the Cottages on San Casciano, and the developer has worked very hard to develop a plan that is compatible with this development.

Traffic impact of this property has always been designated for a lower density development. There is only one (1) road that can access this property and that is 48th Street Court East. This road has sufficient capacity and will not be burdened by this improvement.

In regard to the economic impact, this proposed development will have a positive economic impact on the City of Bradenton. The additional new homes on this property will result in a positive financial impact on the City of Bradenton. In addition, there is sufficient capacity in the City's water and wastewater systems, so there are no additional costs to the infrastructure that will be necessitated by this development.

48th Street Court East has been targeted for high quality growth by the City of Bradenton. All of the necessary infrastructure is in place. In addition, 48th Street Court East has been planned and developed as an extremely attractive entry into this residential area. This development will complement the development that has occurred in this area. Again, this is one of the final pieces of undeveloped property along this right of way, and with its development, it will encourage quality development along this corridor.

F. HURRICANE EVACUATION ANALYSIS – This development is located in a B Evacuation Zone; consequently, hurricane evacuation is extremely important to this community. As part of our hurricane evacuation planning, we are going to include in the association's homeowner documents the location of the closest hurricane evacuation

shelters. Fortunately for this community, there are two (2) hurricane evacuation facilities that are close to this community. These two (2) facilities are Carlos E. Haile Middle School and Freedom Elementary School which are located on State Road 64 less than five (5) miles from the property. Again, this information will be included in the homeowners' association documents to advise all owners within this community of the location of the hurricane shelters along with directions to those shelters.

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TRAFFIC STUDY

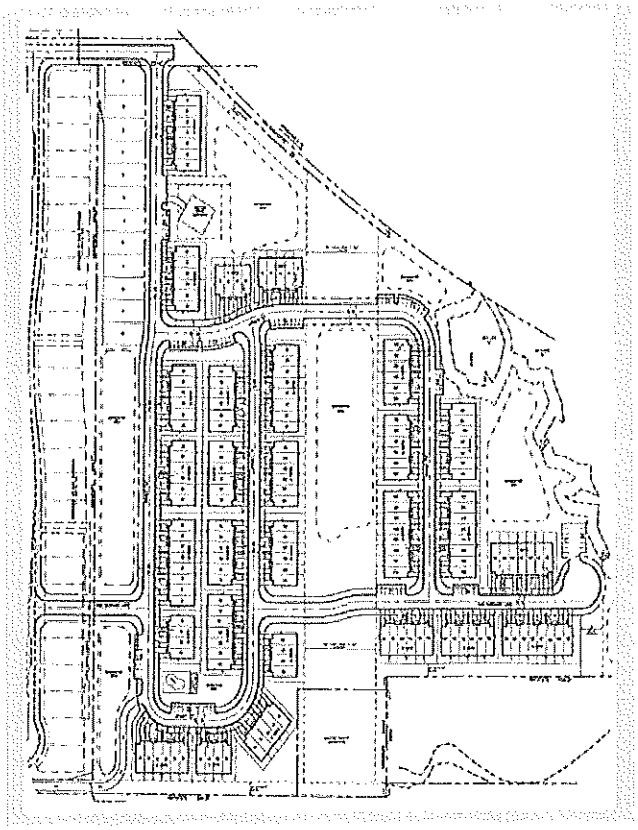
BHF Residential Subdivision

Lastra

On

48th Street Court near 1st Ave

Bradenton, FL



PREPARED BY:

INGENIUM ENTERPRISES, INC.

4600 West Cypress Street

Suite 550

Tampa, FL 33607

Contact: James D. Neff, PE

Email: JNeff@ingeniumteam.com

Phone 813-387-0084

PREPARED FOR:

BHF Development

6741 Island Creek Road

Sarasota, FL 34240

DRAFT

5/27/2016

Revised 7/27/16

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TRAFFIC IMPACT ANALYSIS

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I. INTRODUCTION

The purpose of this report is to document a traffic impact analysis for the "BHF Residential Site - Lastra" (Project). The Project site is located in Bradenton, Florida, on the east side of 48th Street Court near 1st Avenue. The project is adjacent and to the east of The Cottages at San Casciano. **Figure 1** illustrates the general location of the Project site, including the adjacent external roadway system. The Project is proposed to contain approximately 12 single-family, detached dwelling units and 172 townhomes. Access for the Project is proposed at three locations. The first is a one way driveway into the development from 48th Street Court. The second entrance will accessed from the The Cottages at San Casciano main entrance. Vehicular traffic will travel on internal roads to an interconnect road. The third entrance will be via San Ortebello Drive. This road will be extended in order to access the proposed development. A site plan illustrating the Project is included under **Appendix 1**.

The analysis undertaken is in response to the City of Brandenton's transportation concurrency requirements. This analysis considers a build-out period of three years, consistent with the County's standard concurrency period. The following report summarizes the methodologies, procedures, and findings of the analysis.

II. METHODOLOGY

The methodology for this study was discussed with Mr. Chris Gratz, City of Bradenton, in May 2016 and was subsequently documented in an email. The approved methodology statement is included under **Appendix 1**, and its procedures have been implemented into the analysis accordingly.

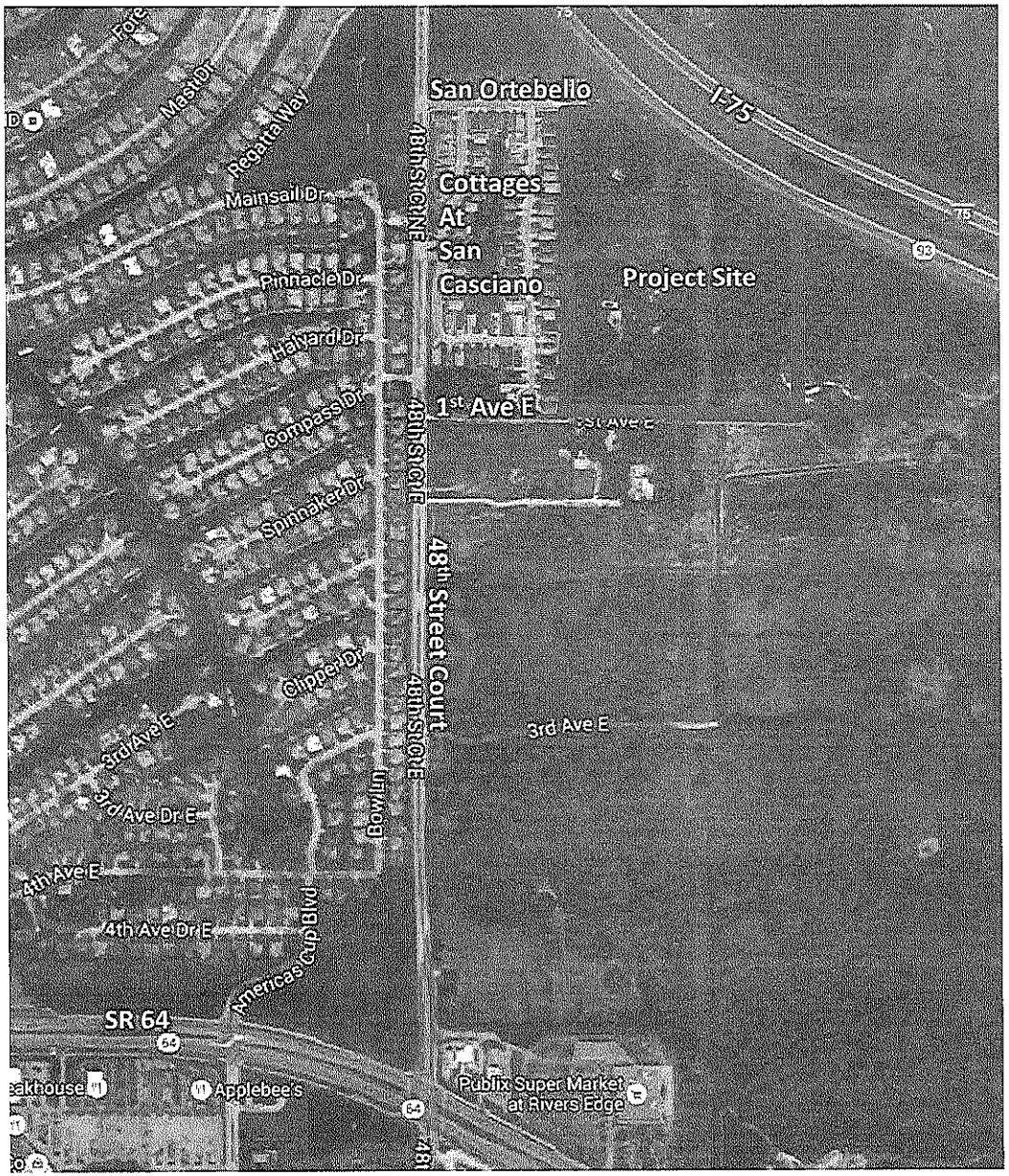

FIGURE 1

Project Site Location

NTS

LEGEND

= Project Site

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III. PROJECT TRIP GENERATION ESTIMATES

Traffic volumes generated by the Project were estimated using the trip generation equations provided in the ITE *Trip Generation Manual, 9th Ed. (2012).* Trips were estimated for the AM peak hour, PM peak hour, and weekday time periods. The gross trip generation for the Project is reported in **Table 1**.

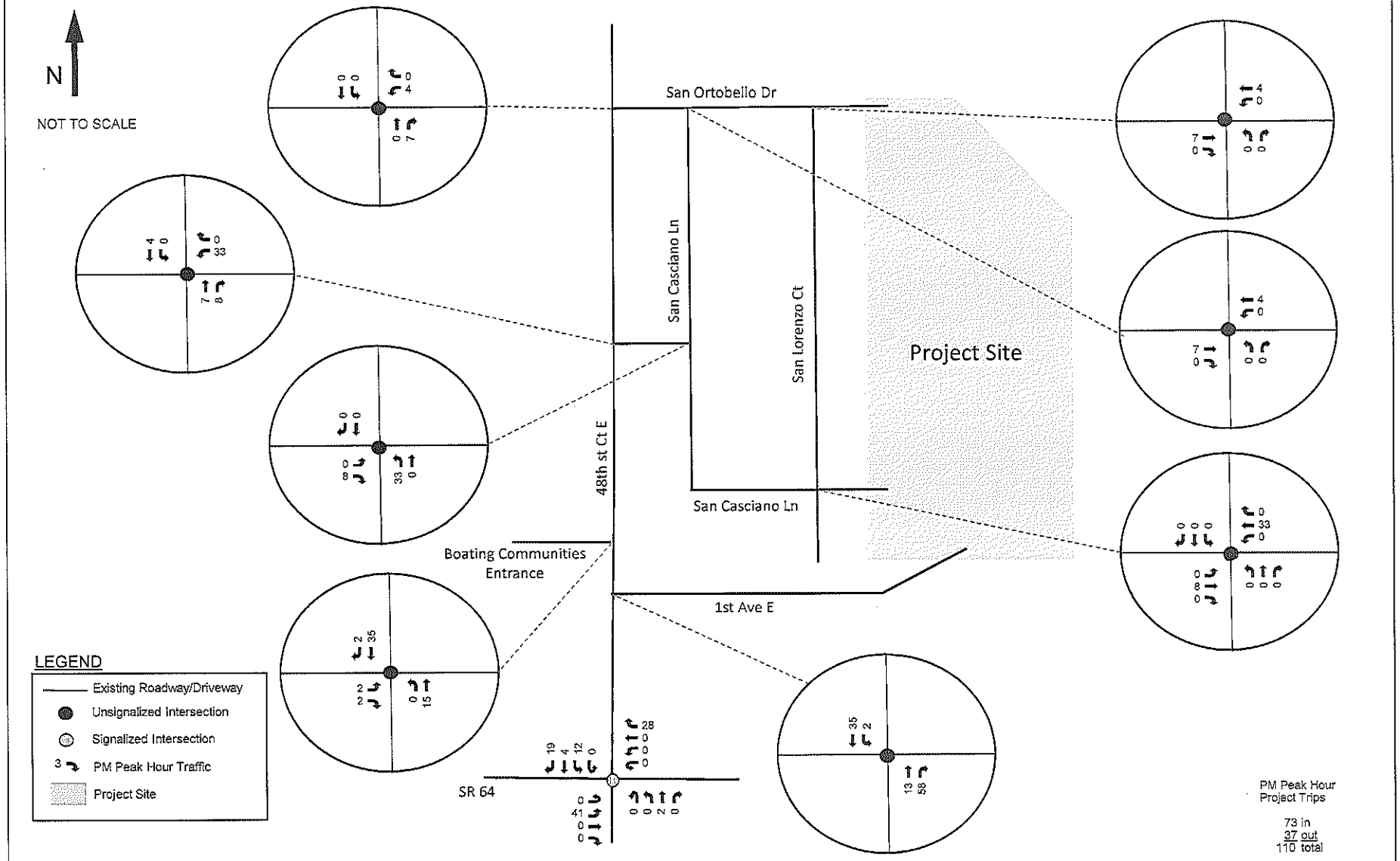
Table 1: Project Trip Generation

Land Use	ITE LUC	Size	Units	Gross Daily Trips	Gross AM Peak Hour Trips		Gross PM Peak Hour Trips*	
					In	Out	In	Out
Single-Family Detached Housing	210	12	d.u.	149	5	14	10	6
Residential Condominium/Townhouse	230	172	d.u.	1,031	14	66	63	31
Source: ITE Trip Generation, 9th Ed., 2012				**1,180**	**19**	**80**	**73**	**37**

Per the City of Bradenton, we will only utilize the PM Peak Hour for this analysis. See Appendix 1. In addition, since there will be no internal capture or pass-by capture for this residential development, the Project's net PM peak hour trip generation is 73 inbound trips and 37 outbound trips (110 total).

IV. PROJECT DISTRIBUTION AND ASSIGNMENT

Project traffic assignments to the roadway network were estimated using a select zone analysis on the E+C network of the Sarasota-Manatee-Charlotte (SMC) FSUTMS travel demand model. The manual assignment percentages are indicated in **Figure 2**, which illustrates the assigned PM peak hour Project trips within the study area.



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Project Traffic Volumes
BHF Development
City of Bradenton, Florida
Date: 7/27/16

Figure 2

V. SCHEDULED IMPROVEMENTS

A review of the currently adopted Manatee County Capital Improvement Program (CIP), City of Bradenton or FDOT adopted Work Program. Based on a review of these documents, there are no programmed improvements scheduled in the next few years. It is our understanding that some recent improvements were just completed on SR 64. The following programmed improvements were identified within the study area. See **Table 2.**

Table 2: Programmed Improvements

Intersection	Project ID	Improvements
48th St Ct & SR 64	N/A	None Anticipated

As such, the conditions as the date of this report will be considered as the existing plus committed roadway network. Further documentation is included under **Appendix 2.**

VI. STUDY NETWORK DETERMINATION

Per discussions with Mr. Chris Gratz with the City of Bradenton, it was determined that the study area shall include the roadway link from SR 64 to the project site on 48th Street Court and 4 intersections along the corridor. **See Appendix 1.** The study area is as follows:

Road Segments

- SR 64 to the project site on 48th Street Court

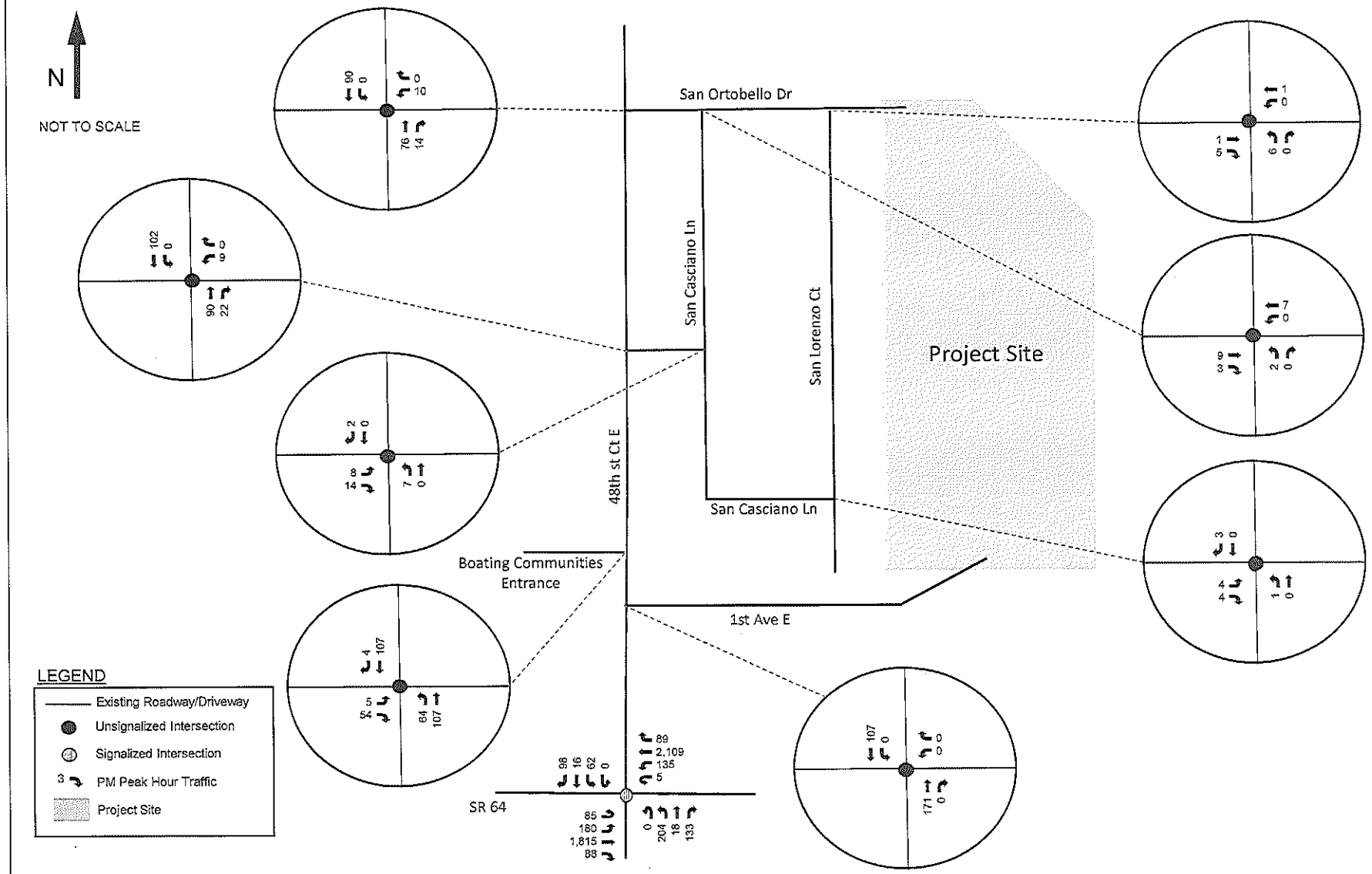
Intersections

- 48th /San Ortebello
- 48th/San Casciano Main Entrance Drive
- 48th/Boating Communities Entrance Drive
- 48th/SR 64

VII. EXISTING TRAFFIC CONDITIONS

Existing conditions within the study area were established by collecting PM peak period turning movement counts (from 4:00 PM to 6:00 PM) at each of the study intersections. The raw counts were adjusted to peak-season equivalents using the peak-season conversion factors (PSCF's) documented in **Appendix 3**.

Figure 3 illustrates the existing, peak-season, PM peak hour traffic volumes at the intersections located within the study area. Due to driveway locations between the study intersections, segment volumes are not necessarily equivalent from one study intersection to the next. Therefore, the average of the two segment volumes between the analyzed intersections was used in the roadway segment analysis. Additional field data collected included lane configurations, posted speed limits and signal timing/phasing. These data are provided under **Appendix 3**.



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Existing Traffic Volumes
BHF Development
City of Bradenton, Florida
Date: 7/27/16

Figure 3

PM peak hour intersection capacity analyses were conducted for the study intersections under existing conditions using Synchro software. **Table 3** provides the results of the analyses, and the corresponding Synchro reports are provided in **Appendix 4**.

Table 3: Intersection Capacity Analysis – Existing Conditions

Intersection	Type of Operation	Intersection Standard	PM Peak Hour Existing Traffic Conditions
			max v/c ratio *(corresponding lane group)*
48th St Ct & San Ortebello	stop control	all v/c ratios below 1.0	0.014 *(NBL)*
48th St Ct & San Casciano Main Ent	stop control	all v/c ratios below 1.0	0.013 *(NBL)*
48th St Ct & Boating Communites Dr	stop control	all v/c ratios below 1.0	0.071 *(NBL)*
48th St Ct & SR 64	signalized	all v/c ratios below 1.0	1.53 *(NBT)*

As reported in **Table 3**, all of the intersections located within the study area are currently operating within adopted standards with the exception of 48th Street Court at SR 64. For this intersection the existing Intersection LOS is D.

Road segment analysis was also performed for the roadways within the study area. **Table 4** (on the following page) reports the existing segment volumes, service volumes, and their corresponding level of service (LOS). The service volumes were obtained from the *FDOT Generalized Tables* (12/18/12 version). As reported in **Table 4**, the study segment on 48th St Ct is currently operating within adopted LOS standards.

Table 4: Roadway Segment Capacity Analysis – Existing Conditions

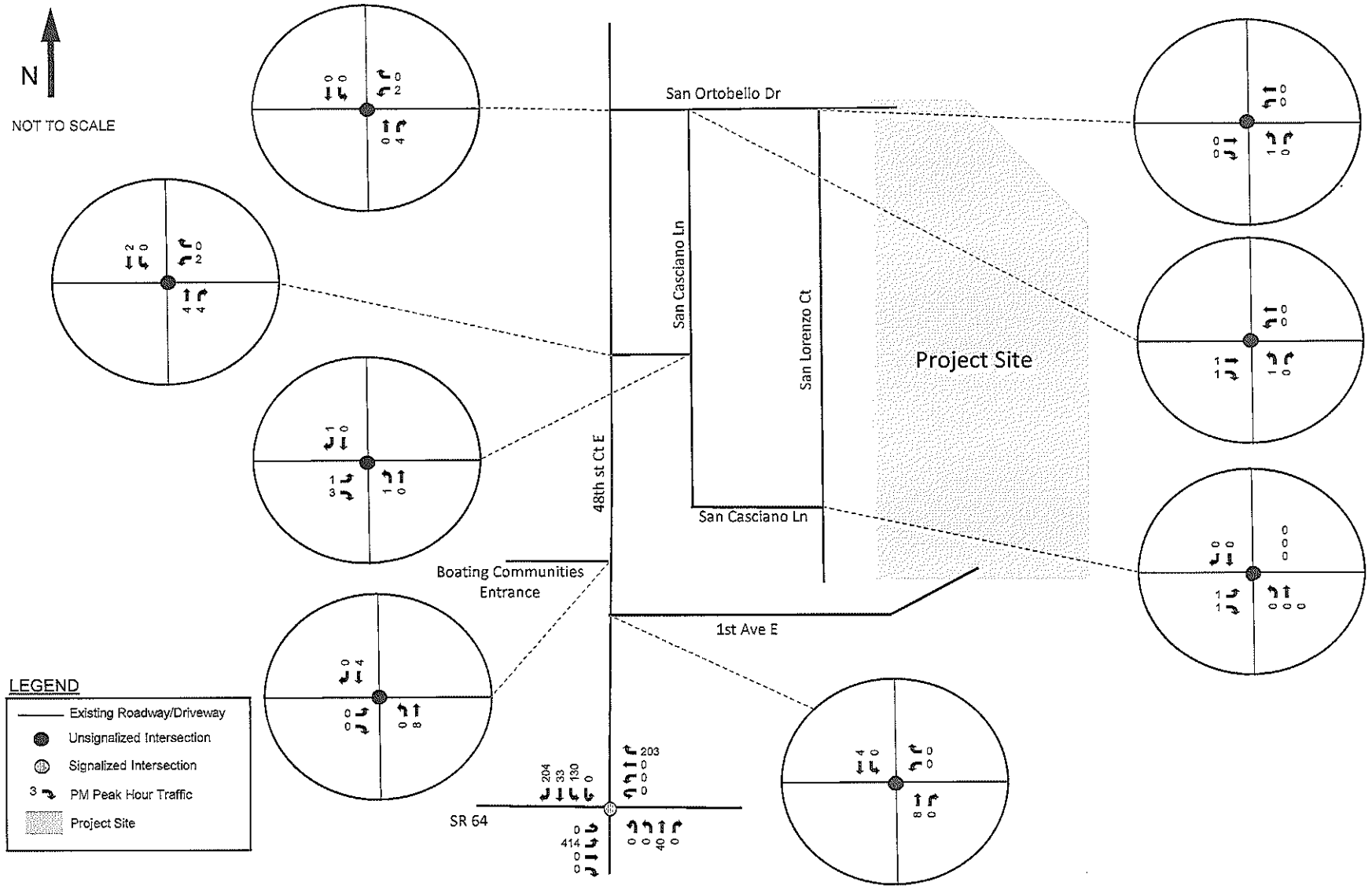
Roadway	From	To	Lanes	Existing PM Peak Hour Volumes (2015)			Count Source	Adopted LOS Standard	Peak Hour Service Volumes*			Existing LOS	
				NB/EB	SB/WB	Total			NB/EB	SB/WB	Total	NB/EB	SB/WB
48th St Ct	SR 64	1st Ave E	2LU	90	171	261	2016 TMC's	D	599	599	1,197	C	C
48th St Ct	1st Ave E	San Ortebello	2LU	138	104	242	2016 TMC's	D	599	599	1,197	C	C

VIII. FUTURE BACKGROUND TRAFFIC CONDITIONS

Background traffic (future traffic without the Project) for segments within the study area was projected by adding (to existing traffic) all of the reserved trips assigned to those segments as contained in information provided by Mr. Chris Gratz, City of Bradenton. The trips were calculated using the difference of **Total Number of Units Approved** minus the **Total of Numbers of Units Issued CO**. The trips generated by this difference (**Total Number Units to be Built**) was calculated and determined to be the background (reserved) trips for this project. The developments identified by Mr. Gratz as background data impacting this project are as follows:

- Cottages at San Casciano (fka Villas at San Casciano)
- Cottages at San Lorenzo (fka Villas at San Lorenzo)
- Blue Heron Creek Apts
- Riverdale (Harbour Walk/The Reserves/Hawk Island)
- Tidewater Preserve

All these developments are south of this project with the exception of Cottages at San Casciano. That development is adjacent to this project and will be interconnected and utilized as cross access to and from the proposed development. At intersections, the directional reserved trip approach volumes were assigned by applying the turning movement percentages indicated by existing counts. Reserved trip assignment is documented in **Appendix 5**, and the resulting turning movement volumes are illustrated in **Figure 4**. The background traffic volumes (existing traffic plus reserved trips) are illustrated in **Figure 5**.



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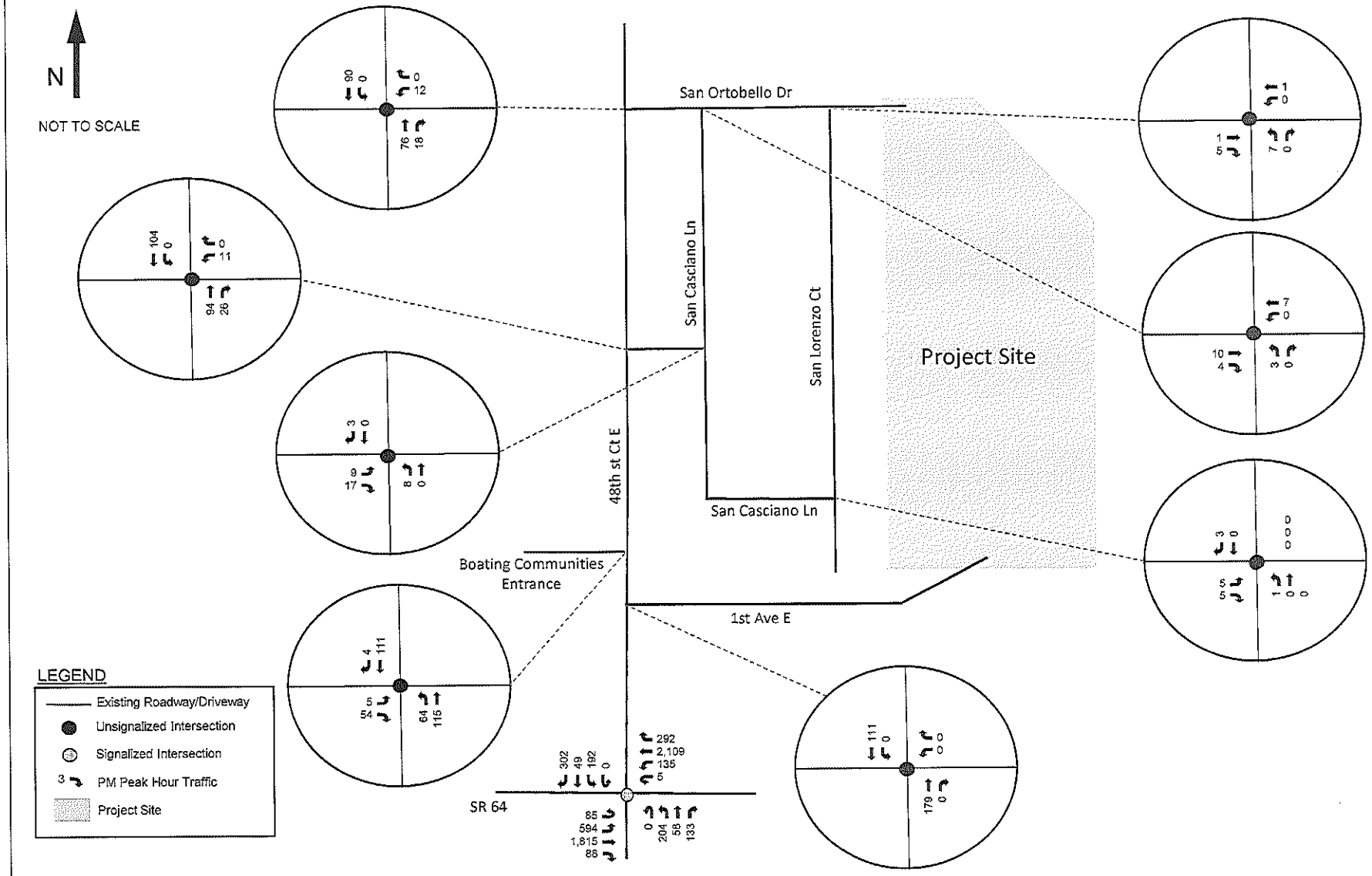
Reserved Traffic Volumes
BHF Development
City of Bradenton, Florida
Date: 7/27/16

Figure 4



Background Traffic Volumes (Including Reserved Trips)
BHF Development
City of Bradenton, Florida
Date: 7/27/16

Figure 5

Analysis of background traffic conditions was performed in order to initially identify any improvements that are necessary to accommodate existing traffic and approved development. Per the State Community Planning Act, a new development is not responsible to mitigate existing deficiencies or deficiencies caused by approved development. Any "background improvements" necessary to mitigate such deficiencies must therefore be assumed as in place, before the addition of Project traffic in future analysis scenarios.

PM peak hour intersection capacity analyses for background traffic conditions were conducted using Synchro software. Note that the committed improvements listed in **Table 2** were considered as part of the base geometry for this scenario. The results of the intersection capacity analysis are reported in **Table 5**, with supporting documentation under **Appendix 7**. Results indicate that several additional improvements will be necessary to maintain adopted standards after the addition of reserved trips. These background improvements are listed as follows:

Table 5: Intersection Capacity Analysis – Background Conditions

Intersection	Type of Operation	Intersection Standard	Committed Improvements	Background Traffic Conditions, without Project (PM Peak Hour)		
				max v/c ratio on E+C geometry *(corresponding lane group)*	Background improvement(s)	max v/c ratio with improvement *(corresponding lane group)*
48th St Ct & SR 64	signalized	all v/c ratios below 1.0	N/A	2.1	• add 1 EBL turn lane, add 1 SBL lane and protect. Add 1 SBR lane, add 1 NBL lane and protect.	1.0

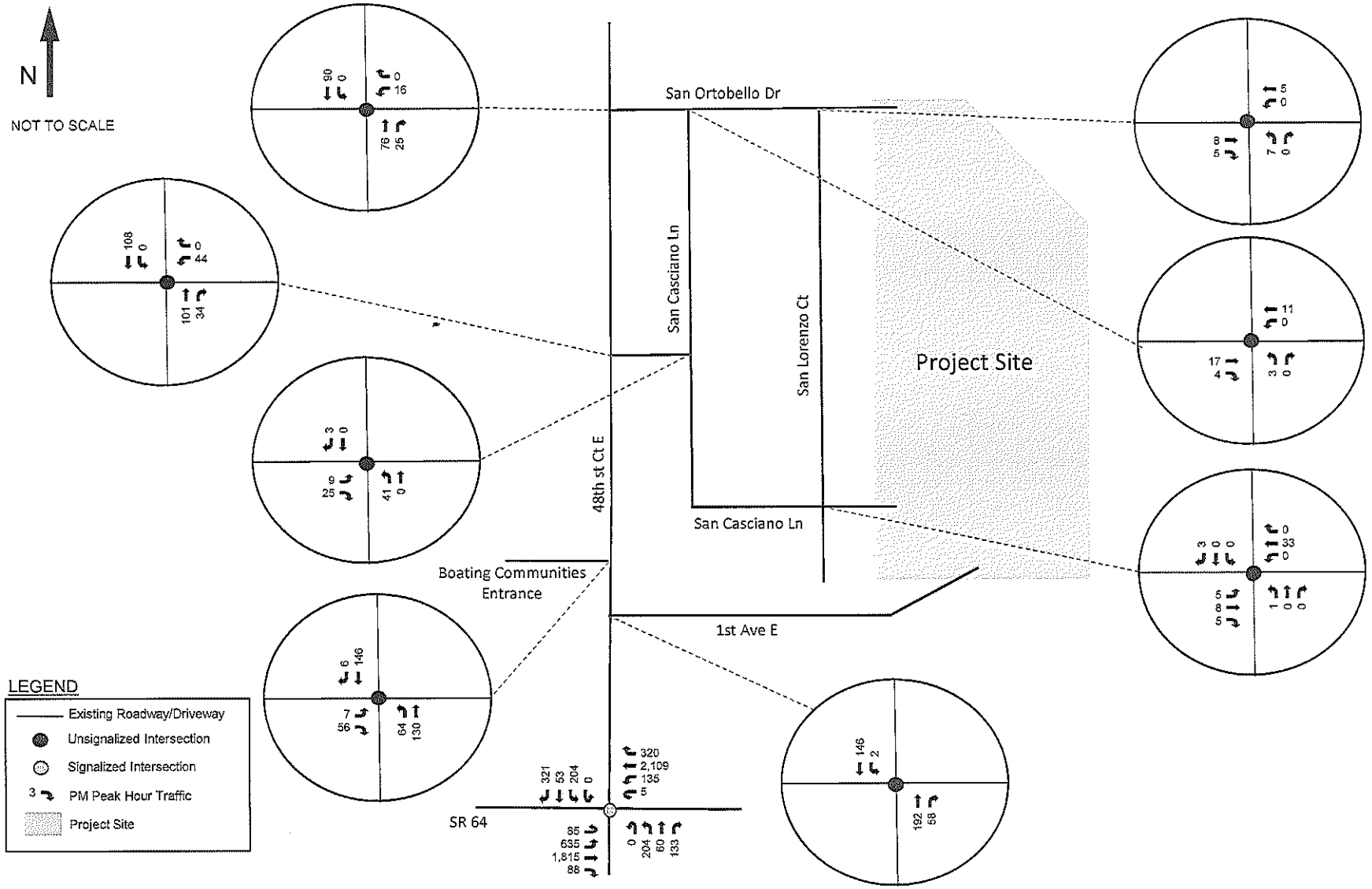
Roadway capacity analysis for background conditions was conducted using generalized service volumes. As reported in **Table 6** (on the following page), the study segment on 48th St Ct is expected to operate within adopted standards after the addition of reserved trips.

Table 6: Roadway Segment Capacity Analysis – Background Conditions

Roadway	From	To	Lanes	Existing Traffic Volumes (PM Peak Hour)		Reserved Trips			Background Traffic Volumes (PM Peak Hour)		Peak Hour Service Volumes		LOS under Background Traffic Conditions	
				NB/EB	SB/WB	NB/EB	SB/WB	Total*	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
48th St Ct	SR 64	1st Ave E	2LU	90	171	282	158	440	372	329	599	599	D	D
48th St Ct	1st Ave E	San Ortebello	2LU	138	104	6	3	9	144	107	599	599	C	C

IX. FUTURE TOTAL TRAFFIC CONDITIONS

To develop the future total traffic volumes used in this study, Project trips were added to the future background trips. Future total traffic volumes are illustrated in **Figure 6**. A detailed table of turning movement volumes including the existing volumes, background volumes, and Project volumes for the study intersections is provided in **Appendix 4**.



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Total Traffic Volumes
BHF Development
City of Bradenton, Florida
Date: 7/27/16

Figure 6

For intersections, PM peak hour capacity analyses for total traffic conditions were conducted using Synchro software. The intersection geometry for this scenario included all of the background improvements identified in **Table 5**. **Table 7** reports the results of the total traffic analysis, and the corresponding Synchro worksheets are provided in **Appendix 8**.

Table 7: Intersection Capacity Analysis – Total Traffic Conditions

Intersection	Type of Operation (after background improvements)	Intersection Standard	Total Traffic Conditions, with Project (PM Peak Hour)	
			max v/c ratio with background improvements from Table 6 *(corresponding lane group)*	Project-triggered Improvements
48th St Ct & SR 64	signalized	all v/c ratios below 1.0	1.0	none

As reported above, analysis indicates that all study intersections will operate at acceptable v/c ratios, with the previously identified background improvements in place. No further intersection improvements within the study are triggered by the addition of the Project.

Roadway analysis for total traffic conditions was performed using generalized service volumes. As reported in **Table 8** (on the following page), analysis indicates that 48th St Ct will continue to meet or exceed adopted LOS standards after the addition of the Project, with no further improvements being triggered by Project traffic.

Table 8: Roadway Segment Capacity Analysis – Total Traffic Conditions

Roadway	From	To	Background Traffic Volumes (PM Peak Hour)		Project Traffic Volumes (PM Peak Hour)		Total Traffic Volumes (PM Peak Hour)		Peak Hour Service Volumes		LOS Under Total Traffic Conditions	
			NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
48th St Ct	SR 64	1st Ave E	372	329	71	35	443	364	599	599	D	D
48th St Ct	1st Ave E	San Ortebello	144	107	10	21	154	128	599	599	C	C

X. ACCESS MANAGEMENT ANALYSIS

For site-related intersections, an access management analysis was performed. Access to the Project is proposed via 1st Avenue as a one way road into the development, via the Cottages at San Casciano Main Entrance and via San Ortebello. To evaluate the need for left and right turn lanes at the driveways on 48th St Ct, criteria from NCHRP Report 745 and NCHRP Report 279 were considered. As documented in **Appendix 9**, no access-related improvements were identified.

XI. SAN CASCIANO CIRCULATION ANALYSIS

Because 1st Ave E is one-way entering the Project, all exiting project traffic will access 48th St Ct E via the San Casciano development. In the PM Peak Hour, 37 trips will exit the Project. Based on planning judgment and existing travel patterns, as much as 90% (33 trips) will exit via San Casciano Ln and the remaining 10% (4 trips) will exit via San Ortebello Dr. In this scenario, San Casciano Ln between the San Casciano Entrance and San Lorenzo Ct will carry the highest load at a maximum volume of 66 in the PM Peak Hour. Per FDOT, the peak hour two-way standard of "C" for a two-lane undivided, non-signalized road with no exclusive turn lanes is a volume of 482. An AM scenario was not run for the purposes of this circulation analysis. It is assumed that the number of exiting trips would be higher in that scenario, but still below this Level of Service standard.

XI. CONCLUSION

This study was prepared to evaluate the potential traffic impacts that the proposed "BHF Residential Development - Lastra" will have on the surrounding roadway network. A total of 110 PM peak hour trips (73 in, 37 out) were estimated for the Project, which comprises 12 single-family, detached homes and 172 Townhomes. A summary of the LOS impacts at the existing study intersections is as follows:

Table 9: LOS Summary

Intersection	Existing Intersection Level of Service	Background Intersection Level of Service	Total Intersection Level of Service
48th St Ct & San Ortebello	A	A	A
48th St Ct & San Casciano Main Ent	A	A	A
48th St Ct & Boating Communites Dr	A	A	A
48th St Ct & SR 64	D (max v/c ratio 1.5)	F (max v/c ratio 2.1)	F (max v/c ratio 2.2)

DEFINITIONS:
Existing - Existing Conditons
Background - Existing Conditons plus reserved trips
Total - Existing Conditons plus reserved trips plus project trips

As can seen in the above table, the Reserved Trips for projects already committed impact the 48th St Ct at SR 64 intersection bring the LOS from a D to an F. The addition of the project trips doesn't impact the intersection any more than already impacted by the Reserved Trips.

In addition, Analysis of background conditions (existing traffic plus reserved trips) on the E+C network indicates that several improvements will be necessary to accommodate reserved trips within the study area. These background improvements are listed as follows:

Background Intersection Improvements (not attributable to the Project)

- SR 64 & 48th St Ct
  - Add 1 EBL
  - Add 2 lanes SB to create 2 SBL, 2 SBT and 2 SBR
  - Add 2 lanes NB to create 2 NBL, 2 SBT and 1 SBR

With these improvements in place, all roadways and intersections within the study area are anticipated to meet or exceed adopted LOS standards and operate within capacity under total traffic conditions, after the addition of the Project. Therefore, there are no off-site improvements that are attributable to the Project. Also, analysis of criteria from NCHRP Report 279 and NCHRP Report 745 indicates that no access-related improvements are required.

Lastra

City of Bradenton PR.15.4712

Preliminary Development Plan

Environmental Narrative

May 2016 (Revised)

Prepared for:

Next Generation Development, LLC
6741 Island Creek Road
Sarasota, Florida 34240

Prepared by:

E Co Consultants, Inc.
1523 8th Avenue West
Suite B
Palmetto, FL 34221
941.722.0901 fax 941.722.4931

Lastra
City of Bradenton
Code of Ordinances - Section 3.4 Special District Regulations
Environmental Narrative
May 2016 (Revised)

E Co Consultants, Inc. (E Co) has prepared this Environmental Narrative on behalf of Next Generation Development, LLC (Applicant) in support of a City of Bradenton Preliminary Planned Development Project approval for the 30.4-acre Lastra residential project located immediately west of Interstate 75 and east of 48th Street, Sections 21, 22, 27, 28, Township 34S, Range 18E, Bradenton, Florida (Attachments 1 and 2). The subject property property has significant areas of highly disturbed wetlands and uplands resulting from a historical horse farm, Florida Power and Light easement, cellular tower, single-family residence and the construction of Interstate 75 (Attachment 3). The onsite wetlands include a highly disturbed pasture freshwater marshes, and historically dredged shrub wetland that has had its hydroperiods altered by historical agricultural activities, and a Brazilian pepper/mangrove/salt marsh tidal area associated with a creek system connecting to the Manatee River.

E Co and R.J. Rhodes Engineering, Inc. have worked closely with Next Generation Development, LLC to avoid and minimize jurisdictional wetland impacts to the maximum extent feasible. In total, the project site supports 10.0 acres of State of Florida jurisdictional wetlands, and will dredge or fill 1.03 acres (10% of onsite jurisdictional wetlands) of low quality wetlands (see R.J. Rhodes Engineering Lastra construction drawings accompanying this narrative). The project will avoid just under 9.0 acres (90% of jurisdictional wetlands). The project site also supports 0.30 acres of agricultural ditches. The project will provide wetland mitigation to offset 1.03 acres of wetland impacts in accordance with the Uniform Mitigation Assessment Method (UMAM), Chapter 62-345, F.A.C., ultimately approved by the Southwest Florida Water Management District (SWFWMD) under a future Statewide Environmental Resource Permit (SWERP). It is anticipated that the project will enhance Wetland B (above the mean high tide elevation) and Wetland C though the removal of Brazilian pepper (*Schinnus terebinthifolius*) as mitigation for unavoidable wetland impacts.

The project has an approved Formal Determination of the Landward Extent of Wetlands and Surface Waters Permit, no. 42041962.000, issued by the Southwest Florida Water Management District (SWFWMD) on February 2, 2015.

E Co has conducted listed species surveys during focused survey efforts, and conducted listed species observations during wetland delineations, tree surveys and agency field reviews. The listed species surveys and observations were conducted during June 2014 and May 2015, as well as searching for signs of bald eagle (*Haliaeetus leucocephalus*) nesting activity in February - April 2016. The subject parcel supports significant areas of disturbed wetlands and upland, as well as an existing residence that do not support suitable habitat for listed species. The areas that support native canopy and saltwater marsh and mangroves are moderate quality and have some suitable habitat for loafing and foraging habitat. No listed were documented on the subject parcel during the noted surveys. An abandoned bald eagle's nest occurs within the onsite cellular tower. See the discussion below pertaining to the status of the former bald eagle nest.

Wetland and Other Surface Waters

The project has an approved Formal Determination of the Landward Extent of Wetlands and Surface Waters Permit, no. 42041962.000, issued by the SWFWMD on February 2, 2015. The following is a description of onsite wetlands and surface waters:

Wetland A – FLUCCS Code 619 Exotic Wetland Hardwood, 0.88 acres: Wetland A is a disturbed freshwater marsh that has had a significant portion of the wetland historically excavated. As a result, a significant portion of the wetland is open water surrounded by Brazilian pepper (*Shinus terebinthifolius*) and few laurel oaks (*Quercus laurifolia*). The portions that are vegetated are dominated by paragrass (*Urochloa mutica*) and few native and non-native grasses, primrose willow (*Ludwigia peruviana*), Brazilian pepper, few cattails (*Typha* sp.) and Carolina willow (*Salix caroliniana*).

Wetland B – FLUCCS Code 612 Mangrove Swamps/Saltwater Marsh, 8.69 acres: Wetland B is a jurisdictional saltwater marsh at the eastern property boundary. This wetland has an upland interface dominated by Brazilian pepper. Moving waterward from the Brazilian pepper is a mix of buttonwood (*Conocarpus erectus),* black mangroves (*Avicennia germinans*), white mangroves (*Laguncularia racemosa*) and few red mangroves (*Rhizophora mangle*) The is no native buffer to this wetland, and all areas are pastures that surround this wetland. There are live oaks within the pastures adjacent to this wetland. Marsh areas void of trees consist of black needlerush (*Juncus roemerianus*), saltmeadow cordgrass (*Spartina patens*) and other salt marsh species. Within this wetland there are open water, meandering flowways.

Wetland C – FLUCCS Code 617 Mixed Hardwood Wetland, 0.34 acres: Wetland C is a disturbed freshwater marsh separated from Wetland B by an existing dirt road. There is a small concrete culver under the road that hydrologically connects Wetlands B and C. Wetland C has been historically disturbed and is dominated by Brazilian pepper, myrsine (*Myrsine* sp.), leather fern (*Acrostichum danaeifolium*), laurel oaks and cabbage palm trees (*Sabal palmetto*). There is minimal ground cover under the canopy of this wetland.

Wetland D – FLUCCS Code 640 Vegetated Non-Forested Wetland, 0.13 acres: Wetland D is a highly disturbed freshwater marsh with minimal wetland vegetation. This wetland has been historically disturbed from the construction of power line structures and overgrazing by horses associated with the now abandoned horse farm within the subject parcel. This wetland has an altered hydroperiod and the vegetation is dominated by dog fennel (*Eupatorium capillifolium*), frog fruit (*Phyla* sp.), dollar weed (*Hydrocotyle umbellata*) and few maidencane (*Panicum hemitomon*). This wetland has minimal wetland function.

Ditches – FLUCCS Code 510, 0.30 acres: There are two (2) ditches within the subject parcel. A small ditch at the northern end of the parcel that does not have a connection to onsite wetland. This ditch is a shallow, sandy ditch that appears to be constructed as part of the horse farm activities. A second ditch at the southwestern extent of the parcel originates from 48th Street Court East and continues east and connects to Wetland B offsite through a culvert underneath and existing access dirt road. This ditch is incised and generally void of vegetation. There are few Carolina willows growing from the banks of this ditch. No significant vegetation occurs within the ditch.

Upland Habitats

Residential, Low Density - FLUCCS 110, 0.2 acres
There is an existing, abandoned single-family residence including a swimming pool and patio areas.

Horse Farm- FLUCCS Code 251, 6.56 acres
A significant portion of the subject parcel is an abandoned horse farm. There are fallow horse riding rings and pastures that dominated with bahiagrass (*Paspalum notatum*) and other ruderal pasture plants. There are associated barns and stalls that are abandoned as well.

Hardwood-Conifer Mixed Forest - FLUCCS Code 434, 2.67 acres
In the northwestern corner of the subject parcel, there is a canopy dominated with live oaks (*Quercus virginiana*) and few slash pine (*Pinus elliottii*) and surrounding the existing cellular tower. This area is generally void of an understory and was historically used for horse grazing.

Mixed Hardwood Forest - FLUCCS Code 438, 13.03 acres
The bulk of the canopy within the subject parcel is dominated by live and laurel oaks, with few water oaks (*Q. nigra*) and slash pines (*Pinus elliottii*). The mixed hardwoods onsite are moderate quality habitat and contain an understory of saw palmetto (*Serenoa repens*), wild coffee (*Psychotria nervosa*) and beautyberry (*Calicarpha americana*).

Roads and Highways - FLUCCS Code 814, 0.60 acres
There is an existing and also abandoned dirt road/driveway to the existing residence onsite.

Transmission Tower - FLUCCS Code 821, 0.20 acres
There is an existing cellular tower, generator building, concrete pad and grassed parking areas at the northwestern portion of the subject parcel.

Electrical Power Transmission - FLUCCS Code 832, 2.24 acres
There is an existing FPL transmission line easement traversing the central portion of the subject parcel from north to south. This areas is actively maintained by FPL, and is also dominated by bahiagrass and other ruderal species. There are few native upland shrubs within the easement, but no trees.

Protected Species

E Co reviewed the subject parcel for the potential presence of listed species both during formal listed species surveys, and during wetland delineations and local and state agency field reviews. These reviews were conducted in June 2014 and May 2015 and included field survey and observations, and research of available databases for documented listed species presence relative to the proposed project.

To assist in determining potential utilization of the subject parcel by certain listed species, a search of available databases including the Florida Natural Inventory Areas (FNAI) and the Florida Fish and Wildlife Conservation Commission (FWC) Bald Eagle Nest Locator was conducted. These database searches revealed no documented utilization of the project area or areas adjacent to the project area by listed species. A single bald eagle nest was historically documented in the cellular tower within the subject parcel. There has been no nesting activities documented by the FWC for the past two nesting

seasons for nest no. MN037. In addition, there is no significant nest structure observable in the cellular tower. As result, FWC recently classified this wetland as "abandoned". E Co Senior Scientists periodically visited the subject site in February - April 2016to determine if there was any new bald eagle nesting activity. No bald eagle nesting activity was observed onsite. Bald eagles were observed perching on the cellular tower onsite and offsite water tower, and are believed to be either to FWC documented nesting pair across I-75 to the east, or along State Road 64 to the south.

While no listed wading birds were documented during the noted wildlife surveys, it is anticipated that these species periodically utilize the mangroves and salt marsh onsite for loafing and foraging. This habitat will be completely avoided by the proposed site plan including a 25' buffer setback to protect this onsite wetland. Therefore, no adverse impacts to wading birds are anticipated by the proposed residential development project.

Wetland Buffers

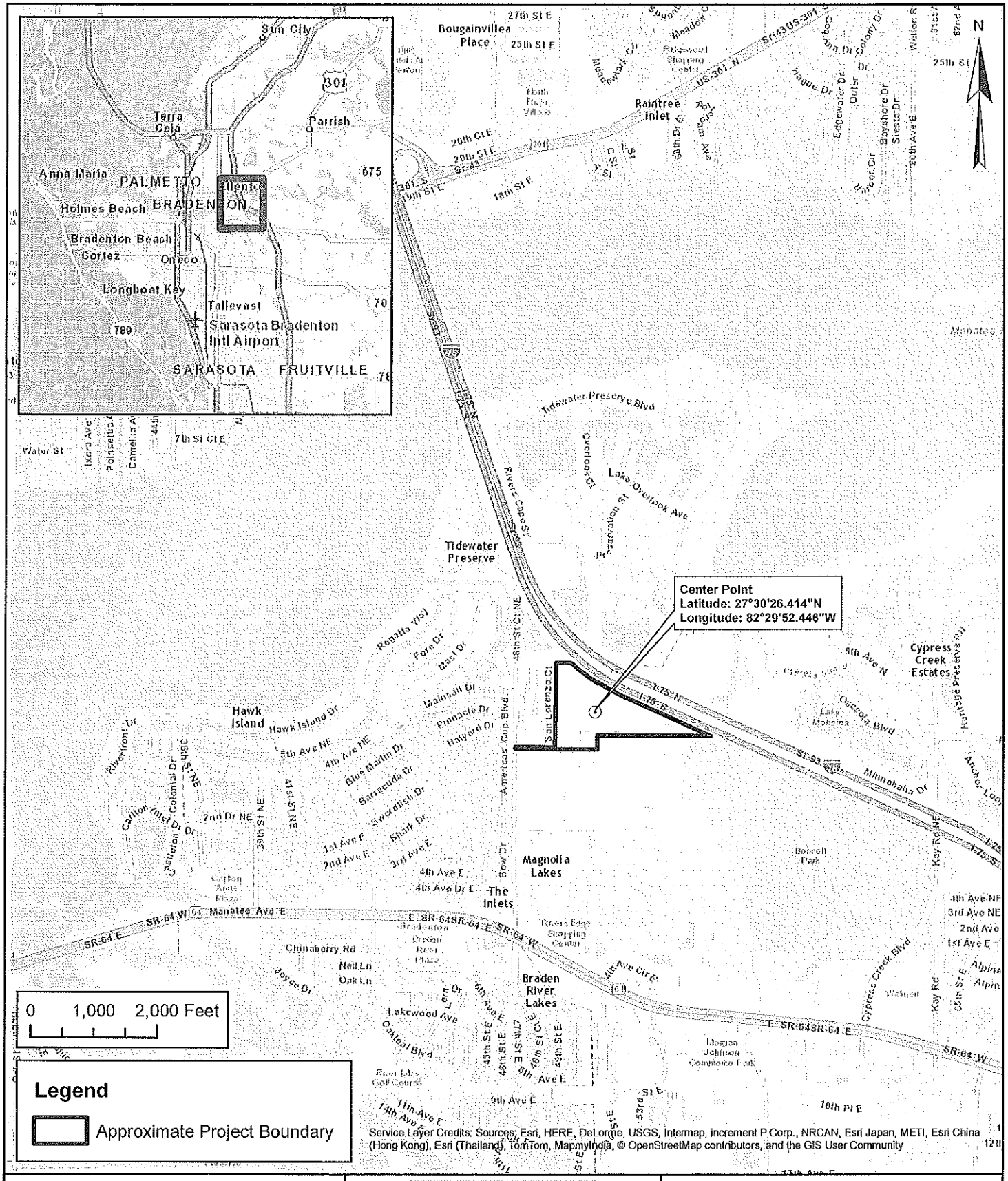
The project will maintain a minimum 15' and average 25' buffer around all onsite wetlands that are avoided by the site plan. This is consistent with buffer setback criteria and protects avoided wetlands from any potential secondary impacts from development.

Proposed Wetlands and Other Surface Waters (OSW) Impacts

In total, the project site supports 10.0 acres of State of Florida jurisdictional wetlands, and will dredge or fill 1.03 acres (10% of onsite jurisdictional wetlands) of low quality wetlands (see R.J. Rhodes Engineering Lastra construction drawings accompanying this narrative). These impacts include dredge/fill activities within: 0.88 acres of Wetland A, 0.13 acres of Wetland D, and 0.02 acres of Wetland C. The project will avoid just under 9.0 acres (90% of jurisdictional wetlands). The proposed project will also dredge/fill 0.30 acres of OSW agricultural ditches.

UMAM Analyses and Wetland Mitigation

The project will provide wetland mitigation to offset 1.03 acres of wetland impacts in accordance with the UMAM, Chapter 62-345, F.A.C., ultimately approved by SWFWMD under a future SWERP. It is anticipated that the project will enhance wetlands B and C by removing nuisance species to reestablish desirable freshwater and saltwater wetlands onsite that are overrun by Brazilian pepper. Enhancement of Wetlands B and C are also anticipated to provide enough UMAM Functional Lift to offset the Functional Loss by unavoidable wetland impacts.



Client: Next Generation Development

Project: Lastra

Title: Location Map

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Sec: 21,22,27,28 Twp: 34S Rng: 18E
Scale: 1" = 2,000'
Date Drawn: 11/9/2015
Drawn by: MJ and BT
Source: USGS Topo Maps
Sheet: 1 of 1

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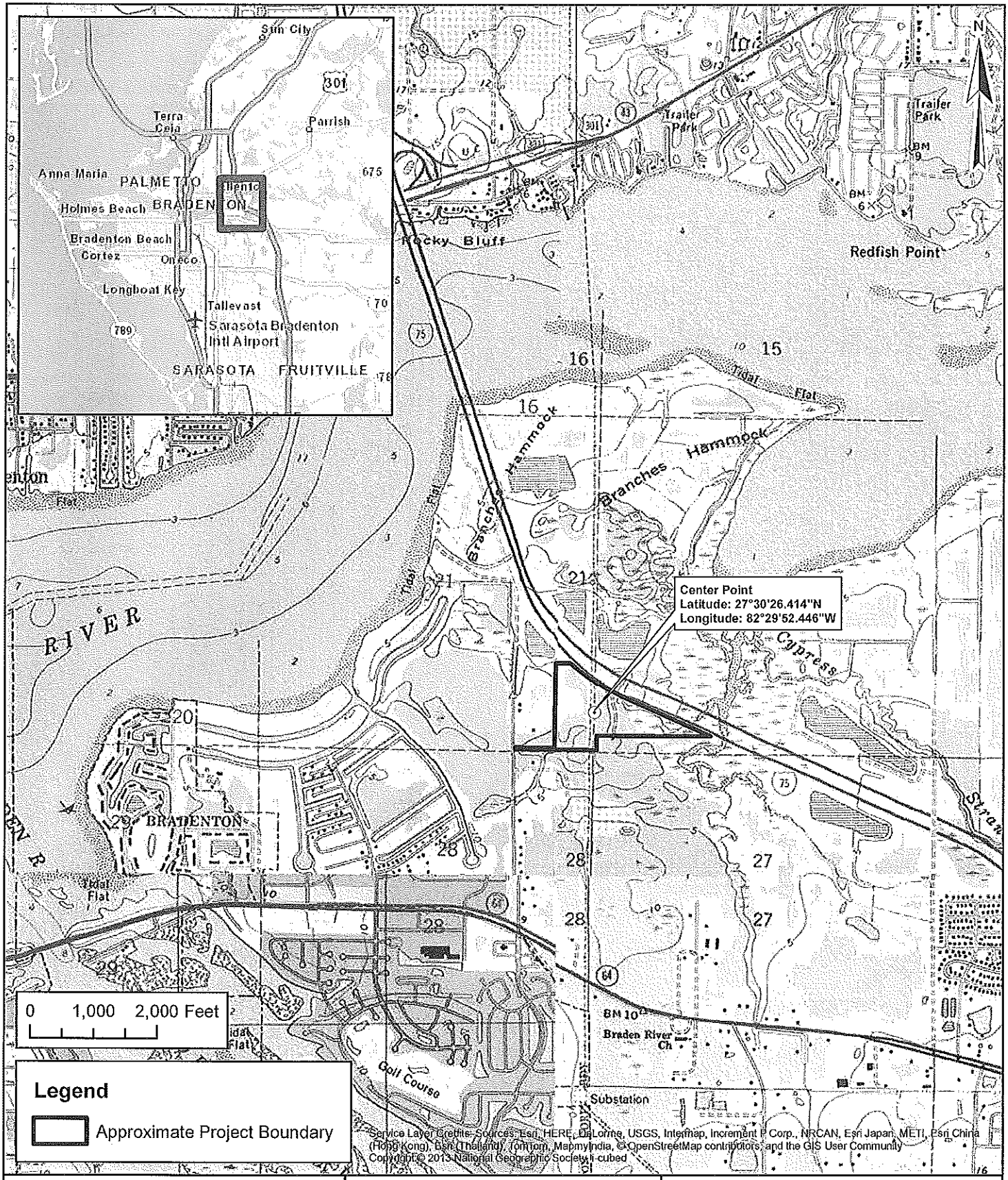

Client: Next Generation Development

Project: Lastra

Title: USGS Quad Map

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Source: USGS Topo Maps
Sheet: 1 of 1

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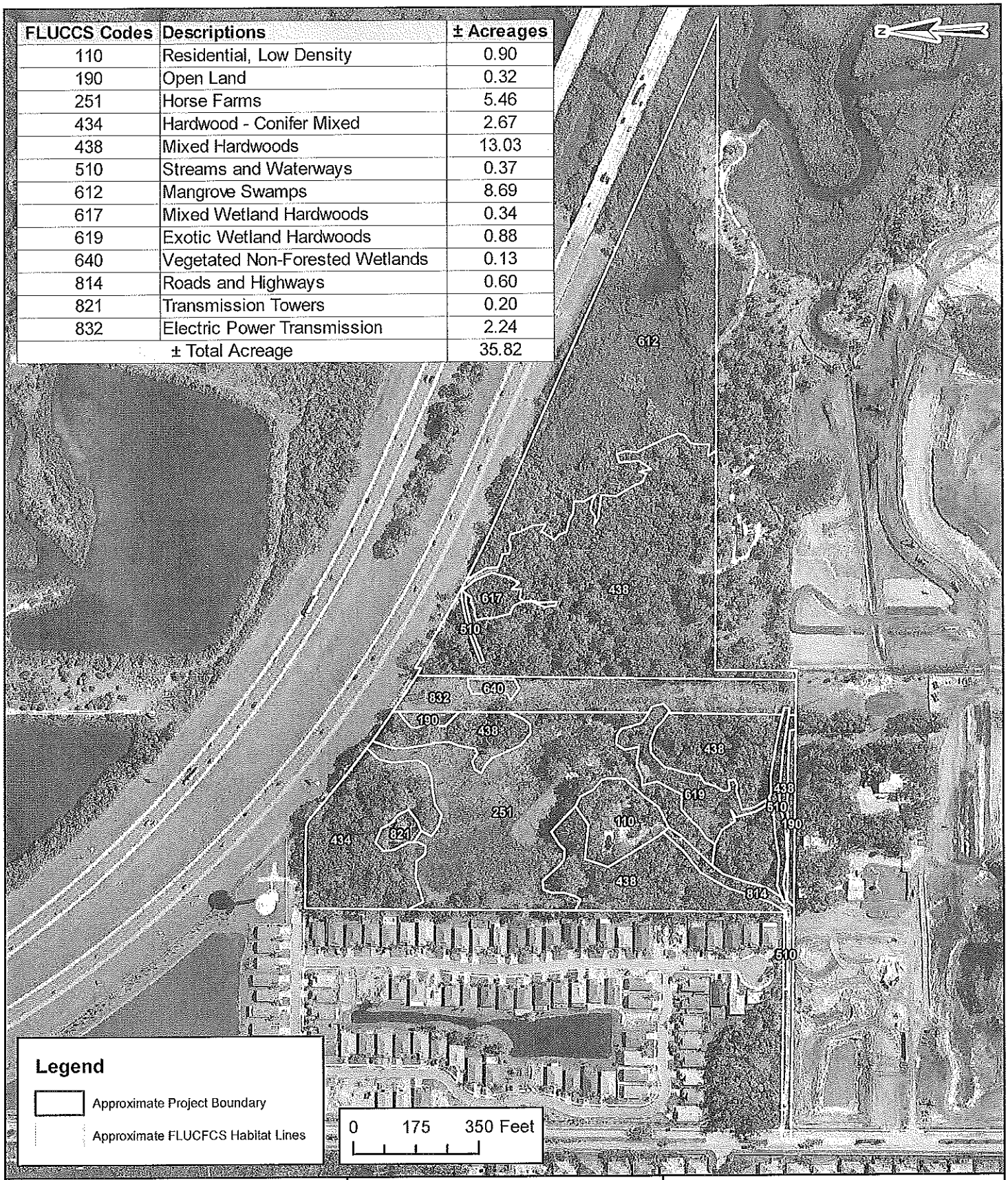
FLUCCS Codes	Descriptions	± Acreages
110	Residential, Low Density	0.90
190	Open Land	0.32
251	Horse Farms	5.46
434	Hardwood - Conifer Mixed	2.67
438	Mixed Hardwoods	13.03
510	Streams and Waterways	0.37
612	Mangrove Swamps	8.69
617	Mixed Wetland Hardwoods	0.34
619	Exotic Wetland Hardwoods	0.88
640	Vegetated Non-Forested Wetlands	0.13
814	Roads and Highways	0.60
821	Transmission Towers	0.20
832	Electric Power Transmission	2.24
± Total Acreage		35.82



Client: Next Generation Development

Project: Lastra

Title: FLUCCS Habitat Map

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Scale: 1" = 350'
Date Drawn: 11/9/2015
Drawn by: BT and MJ
Source: Manatee County
Sheet: 1 of 1

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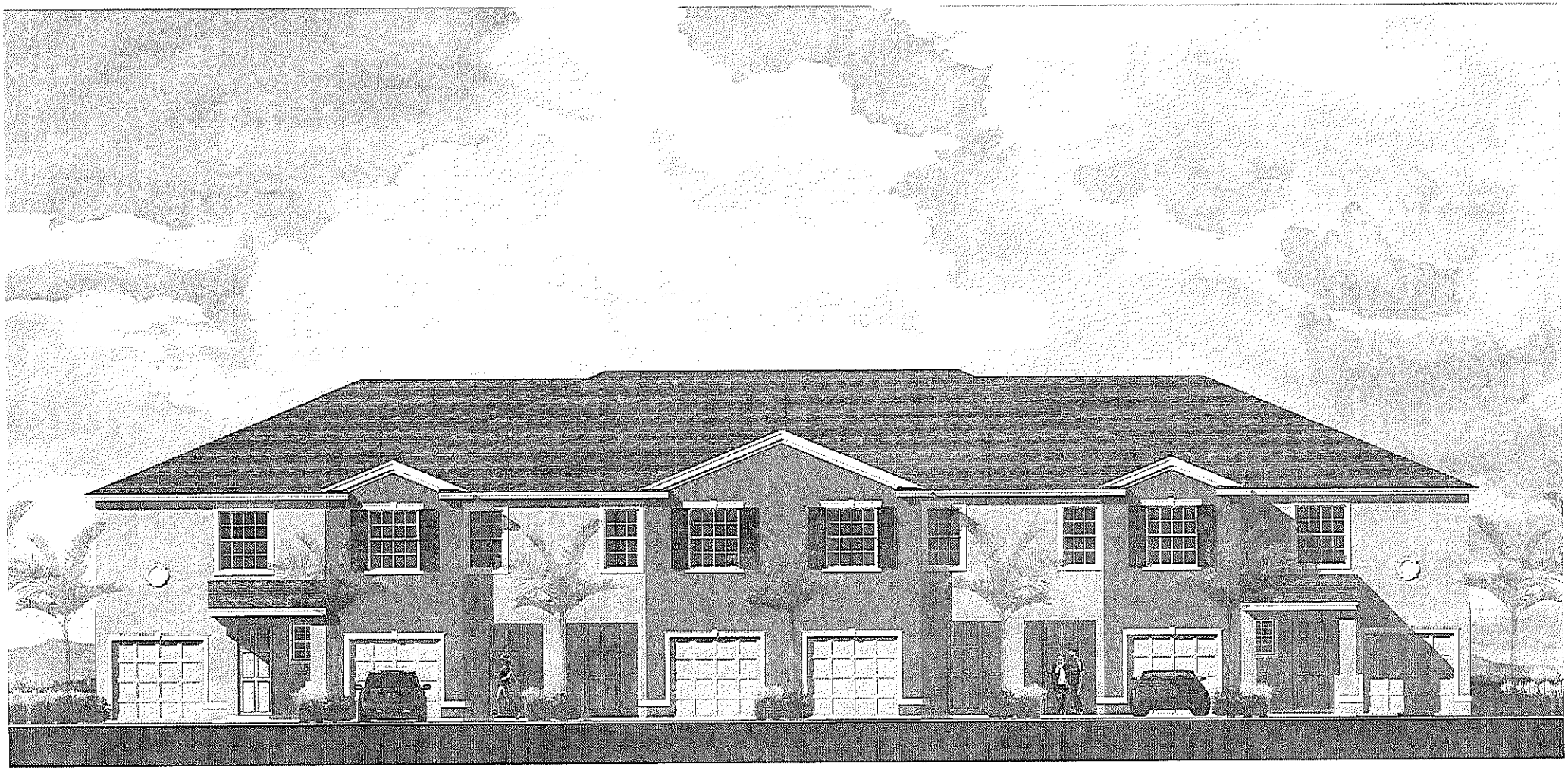


LASTRA SUBDIVISION

PRELIMINARY PLANNED DEVELOPMENT PROJECT

IN SECTION 21, 22 AND 28, TOWNSHIP 34 SOUTH, RANGE 18 EAST

CITY OF BRADENTON

MANATEE COUNTY, FLORIDA

BY

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
3307 Clark Road #201 (941) 924-1600
Sarasota, Fl. 34231 fax (941) 371-9420

INDEX TO DRAWINGS

SHT#	SHEET NAME
1	COVER SHEET
2	PRELIMINARY PDP
3	OPEN SPACE EXHIBIT
4	PRELIMINARY PDP
5	PRELIMINARY PDP
6	PRELIMINARY PDP
1 OF 3	BOUNDARY, WETLAND & MEAN HIGH WATER LINE SURVEY BY SCHAPPACHER SURVEYING, L.L.C.
2 OF 3	TOPOGRAPHIC SURVEY BY SCHAPPACHER SURVEYING, L.L.C.
3 OF 3	TREE SURVEY BY SCHAPPACHER SURVEYING, L.L.C.
LA1	TREE REMOVAL BY KURT R. CRIST LANDSCAPE ARCHITECT, INC.
LA2	LANDSCAPE PLAN BY KURT R. CRIST LANDSCAPE ARCHITECT, INC.

NOTE:
* ROADWAYS ARE PUBLIC
* ON-SITE POTABLE WATER AND SANITARY SEWER ARE TO BE OWNED AND MAINTAINED BY THE CITY OF BRADENTON
* COMMON AREAS TO BE OWNED AND MAINTAINED BY H.O.A. THAT WILL BE ESTABLISHED DURING PLATTING PROCESS.
* ALL PONDS TO BE CONSTRUCTED IN PHASE ONE.
* FLORIDA POWER AND LIGHT COMPANY TO PROVIDE STREET LIGHTING.

PROJECT SUMMARY	
PROJECT NAME	LASTRA Subdivision
APPLICANT(S)	Lastra Developments, LLC
EXISTING ZONING	PDP on an Residential
APPROVAL REQUESTED	Preliminary PDP
PROPOSED USE(S)	104 Single Family Units

PROFESSIONAL DATA	
ENGINEER	RJ Rhodes Engineering, Inc. 3307 Clark Road, Suite 201 Sarasota FL 34231 Phone: 941-924-1600 rj@rjrhodes.com
LANDSCAPE ARCHITECT	Kurt R. Crist, Landscape Architect, Inc. 2033 Gum Creek Lane Sarasota FL 34240 Phone & Fax: 941-378-0020
DEVELOPMENT CONSULTANT	Stiff Development, LLC 4140 Bird Creek Road Sarasota, FL 34232
ENVIRONMENTAL CONSULTANT	Wise Consultants, Inc. 7257 Greenwood Blvd #107 Lakewood FL 34240-9679 Phone: 941-358-6700 Fax: 941-355-4069
SURVEYOR	Schappacher Surveying, LLC 3241 33rd Ave East Bradenton FL 34208 Phone: 941-795-1340 Fax: 941-896-1023
ATTORNEY	Dana Thompson Nancy Thompson, P.L. 2401 4th Ave W Bradenton FL 34205 Phone: 941-748-2201 Fax: 941-748-2201

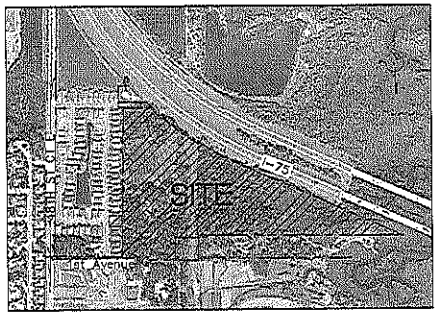
SITE CHARACTERISTICS AND SURROUNDING AREA	
PRIMARY ADDRESS	4926 East 3rd Avenue
GENERAL LOCATION	+/- 0.6 S. North of SR 64 E
LEGAL DESCRIPTION	See Provided Boundary Survey by Schappacher Surveying, LLC
SIZE	23.65 +/- acres
EXISTING USE(S)	Vacant, Horse Farm
FUTURE LAND USE CATEGORY	RES +/-
DENSITY	4.4 Dwelling units per acre

SITE DESIGN DETAILS		
BUILDING SETBACKS	Front:	25'
	Side: Between Buildings	12' detached, 15' attached
	Rear:	25'
UTILITY EASEMENTS	Front Yard Utility Easement:	10'
	Side Yard Utility Easements:	5'
	Water to Hydrants easement:	5'
	Other Easements:	As shown on plans

DATA TABLE	
ACREAGE OF PROJECT:	23.65 AC
TOTAL NUMBER OF UNITS:	104
TYPE OF BUILDINGS	Lower Family Detached and 2 story attached Single Family
TOTAL ACREAGE OF BUILDING FOOTPRINTS	3.3 AC
TOTAL ACREAGE OF STREETS & SIDEWALKS	5.3 AC
TOTAL ACREAGE OF RECREATION AREAS	1.5 AC
TOTAL ACREAGE OF RETENTION AREAS	3.6 AC
TOTAL ACREAGE OF CONSERVATION AREAS	10.29 AC
TOTAL ACREAGE OF IMPROVED LANDS	8.36 AC
CONSERVATION LANDS	1.94 AC
PARKING	208 Total Parking Spaces
	2 - 10'x20' per dwelling unit in driveways
	1 - 10'x20' per dwelling unit in attached garages, 2 enclosed
SQUARE FOOTAGE OF UNITS	These are single family homes and 2 family's We do not have square ftg. It is estimated the average home will be 2000 SF +/- under roof
ACCESS	San Casciano Drive (from 3rd connection), 34th Street E
FLOOD ZONE(S)	Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood)
	100 Year: The site is located within FEMA Zone AE, as per F.I.R.M Panel No. 12081C0318 G dated No. 02/02/2014, Dated March 17, 2014
FLOOR ELEVATION & STARTING DATE	2 FEET (min.)

MISCELLANEOUS

1. STRUCTURES OR UNDERGROUND UTILITIES OR MODERN AREAS OF HISTORIC VALUE SHALL PLANTING TO BE VERIFY LOCATION ON THE SITE.
2. REMOVAL DESCRIPTION OF PROPOSED USE, REQUIRED TO PROVIDE ANY EASEMENTS, DEDICATIONS AND AGREEMENTS, DEDICATION AND RESERVATIONS, AS ESTABLISHED THROUGHOUT THE PLATTING PROCESS.
3. ENTRANCE DECK SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. LOCATION OF EXISTING AND PLATTED STREETS, DRAINAGE WATER, AND UTILITIES, DIMENSIONS & DESCRIPTION SHOWN ON PLANS.



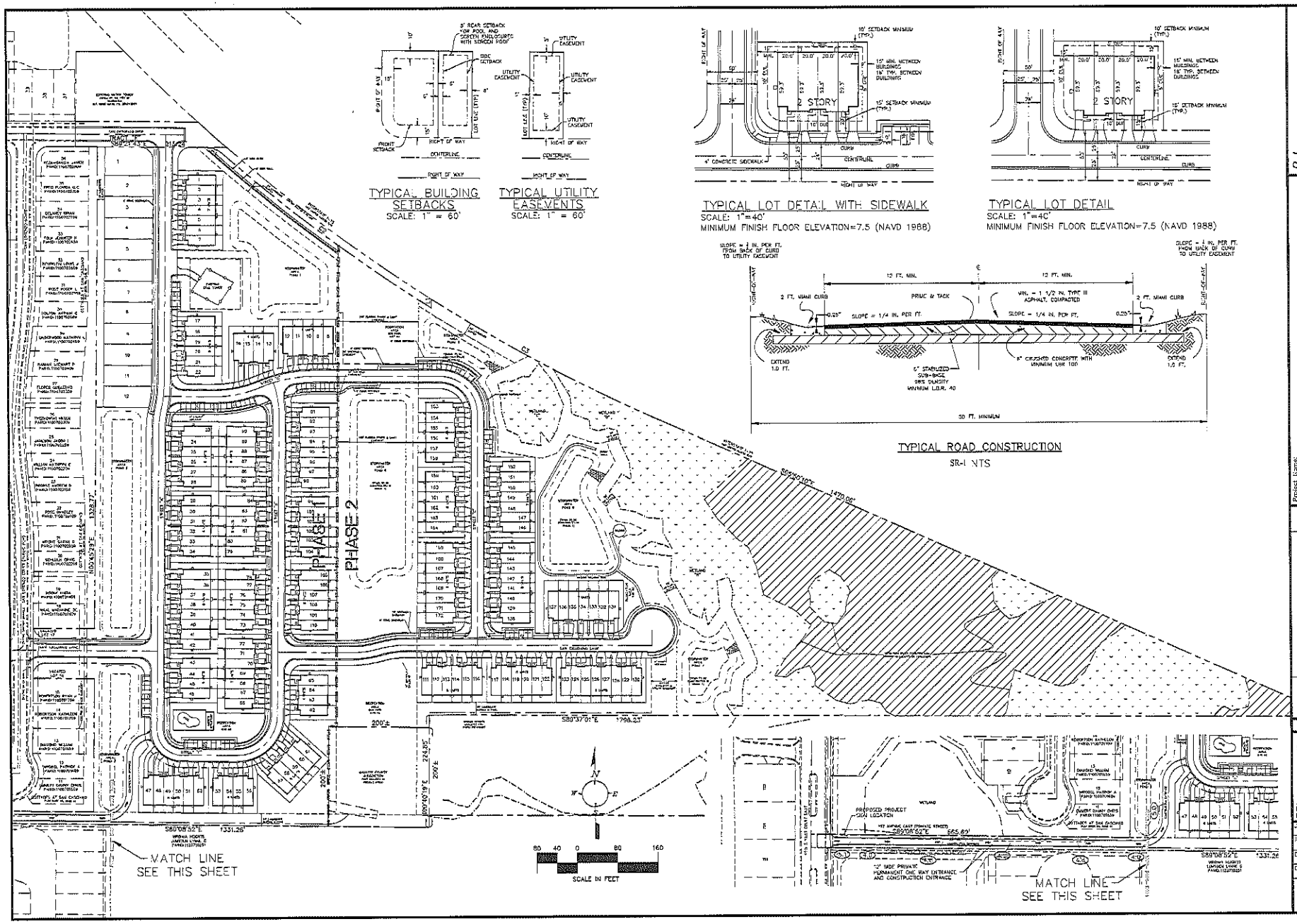
VICINITY MAP
SCALE: 1" = 500'

REQUIRED IMPROVEMENTS	
SIDEWALKS	
If Commercial, Industrial	Provided on one side of all internal roads
ROADS AND RIGHT OF WAY	
Internal Rights of Way	A 50' public right of way has been provided for all internal roads.
Internal Roads	24' paved public roadways constructed to City of Bradenton standards.
UTILITIES	
POTABLE WATER: CONNECTION	This will connect to four locations in San Casciano Phase 1
POTABLE WATER: PUBLIC	A Potable water system will be constructed to City of Bradenton standards and conveyed to City of Bradenton. The system will be located in public utility easements.
SEWER: CONNECTION	This will be a gravity system that connects to San Casciano Phase 1
SEWER: PUBLIC	A sanitary sewer system will be constructed to City of Bradenton standards and conveyed to City of Bradenton. The system will be located in public right-of-ways and public utility easements.
REUSE WATER	Not available.
SOLID WASTE DISPOSAL	Will be provided by City of Bradenton by individual curb pick-up.
LANDSCAPE PLAN/TREES/IRRIGATION/LIGHTING & SIGNAGE	
ENTRY FEATURES, GENERAL DESIGN PRINCIPAL	Entry features will match the architectural design of the neighborhood. Signs may be installed on the entry features and will meet City of Bradenton Regulations.
OUTDOOR LIGHTING PLAN	Yes to be done by Florida Power and Light as per plan.
LANDSCAPE PLAN	See Landscape Plan

ENVIRONMENTAL
1. A SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT FORMAL DETERMINATION OF WETLANDS AND OTHER SURFACE WATERS HAS COMPLETED AND INCLUDED. THE ATTACHED WETLAND IMPACT REVIEW REPORT, PREPARED BY WISE CONSULTANTS, INC., REVIEWS WETLAND IMPACTS AND MITIGATION PROPOSAL.
2. PRIOR TO CERTIFICATE OF OCCUPANCY ISSUANCE/FINAL PLAT APPROVAL A CONSERVATION EASEMENT FOR THE AREAS DEFINED AS POST-DEVELOPMENT JURISDICTIONAL WETLANDS/WETLAND BUFFERS SHALL BE DEDICATED

RALPH J. RHODES FL. P.E. NO. 31861

DATE: _____



R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
3307 Clark Road #201 (941) 924-1600
Sarasota, FL 34231 fax (941) 371-9420

Project Name: LASTRA SUBDIVISION

Sheet Title: PRELIMINARY PDP

Date	Description	Revised By
07-27-16	UPDATE BOUNDARY	PVR

Revision Block

Seal:

Ralph J. Rhodes
FL. Registration #31861

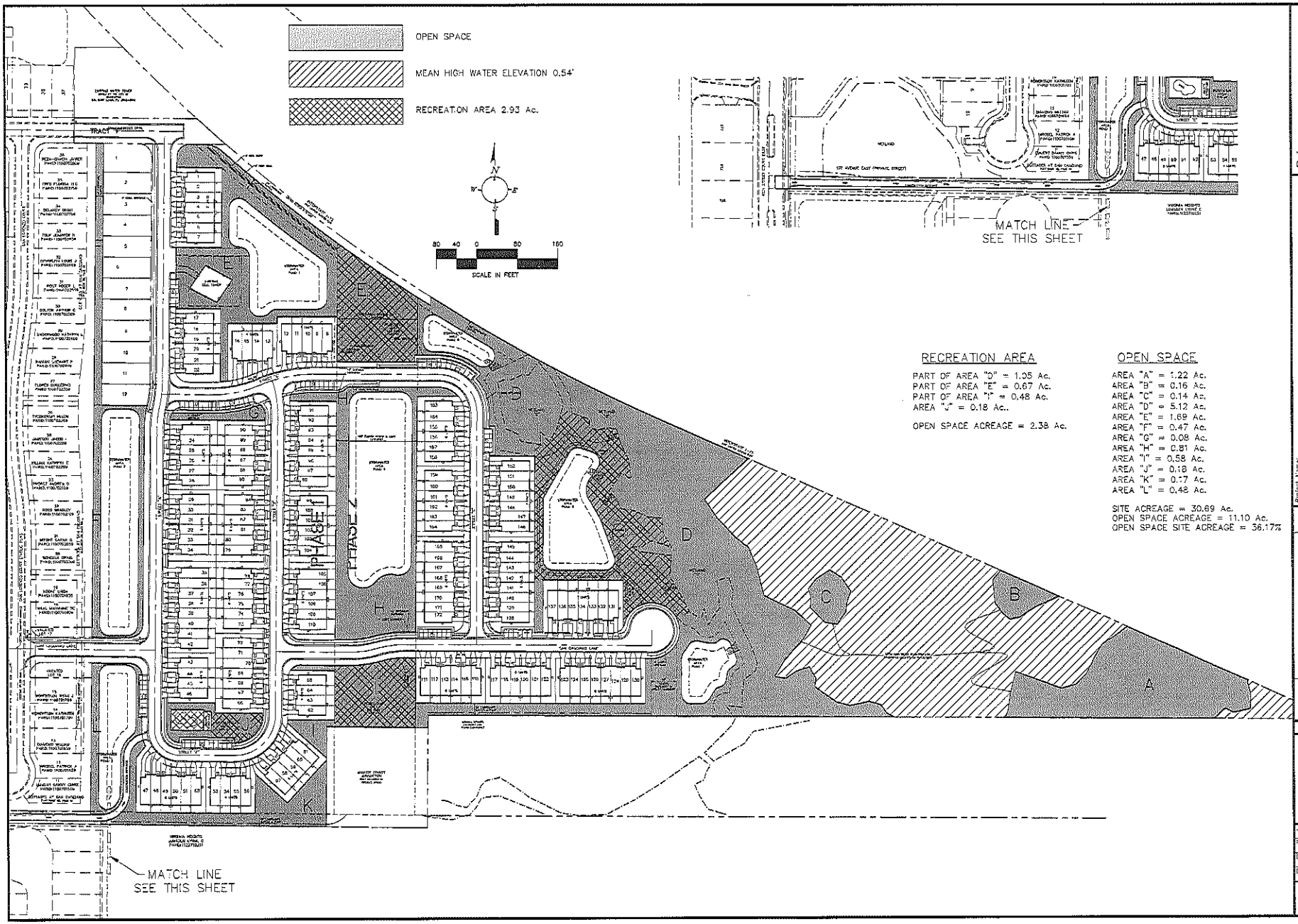
Drawing Name:

Project Number: 14116-2

Date: 06-15-16 | Scale: 1" = 80'

Drawn By: PVR | Checked By: RJR

Drawing No.
2 of 6



RECREATION AREA

PART OF AREA "D" = 1.05 Ac.
PART OF AREA "E" = 0.67 Ac.
PART OF AREA "I" = 0.48 Ac.
AREA "J" = 0.18 Ac..

OPEN SPACE ACREAGE = 2.38 Ac.

OPEN SPACE

AREA "A" = 1.22 Ac.
AREA "B" = 0.16 Ac.
AREA "C" = 0.14 Ac.
AREA "D" = 5.12 Ac.
AREA "E" = 1.69 Ac.
AREA "F" = 0.47 Ac.
AREA "G" = 0.08 Ac.
AREA "H" = 0.81 Ac.
AREA "I" = 0.58 Ac.
AREA "J" = 0.18 Ac.
AREA "K" = 0.17 Ac.
AREA "L" = 0.48 Ac.

SITE ACREAGE = 30.69 Ac.
OPEN SPACE ACREAGE = 11.10 Ac.
OPEN SPACE SITE ACREAGE = 36.17%

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
3307 Clark Road #201 (941) 924-1600
Sarasota, FL 34231 fax (941) 371-9420

Project Name: LASTRA

Sheet Title: OPEN SPACE EXHIBIT

Date	Description	PVR	Revised By:
07-27-16	UPDATE AREAS		

Revision Block

Seal:

Ralph J. Rhodes
FL Registration #31861

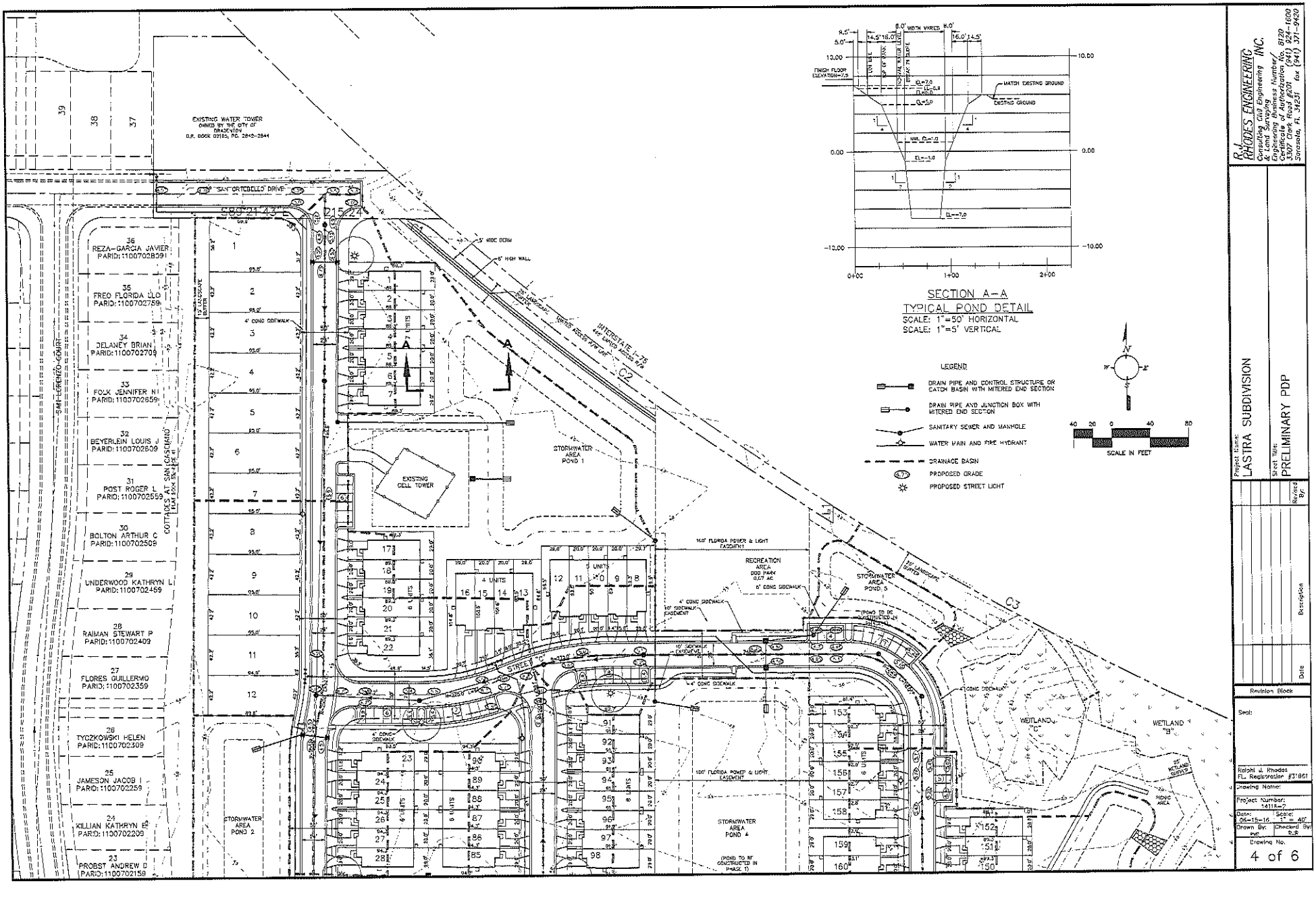
Drawing Name:

Project Number: 14118

Date: 06-15-16 | Scale: 1" = 80'

Drawn By: PVR | Checked By: RJR

Drawing No. 3 of 6



SECTION A-A
TYPICAL POND DETAIL
SCALE: 1"=50' HORIZONTAL
SCALE: 1"=5' VERTICAL

LEGEND
- DRAIN PIPE AND CONTROL STRUCTURE OR CATCH BASIN WITH MITERED END SECTION
- DRAIN PIPE AND JUNCTION BOX WITH MITERED END SECTION
- SANITARY SEWER AND MANHOLE
- WATER MAIN AND FIRE HYDRANT
- DRAINAGE BASIN
- PROPOSED GRADE
- PROPOSED STREET LIGHT

SCALE IN FEET

R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number 8139
Certificate of Authorization No. 8139
1607 Oak Field Drive, Suite 200
Sarasota, FL 34231
(941) 924-1600
fax (941) 371-9420

Project Name: LASTRA SUBDIVISION

Sheet Title: PRELIMINARY PDP

Revised By	Description	Date

Revision Block

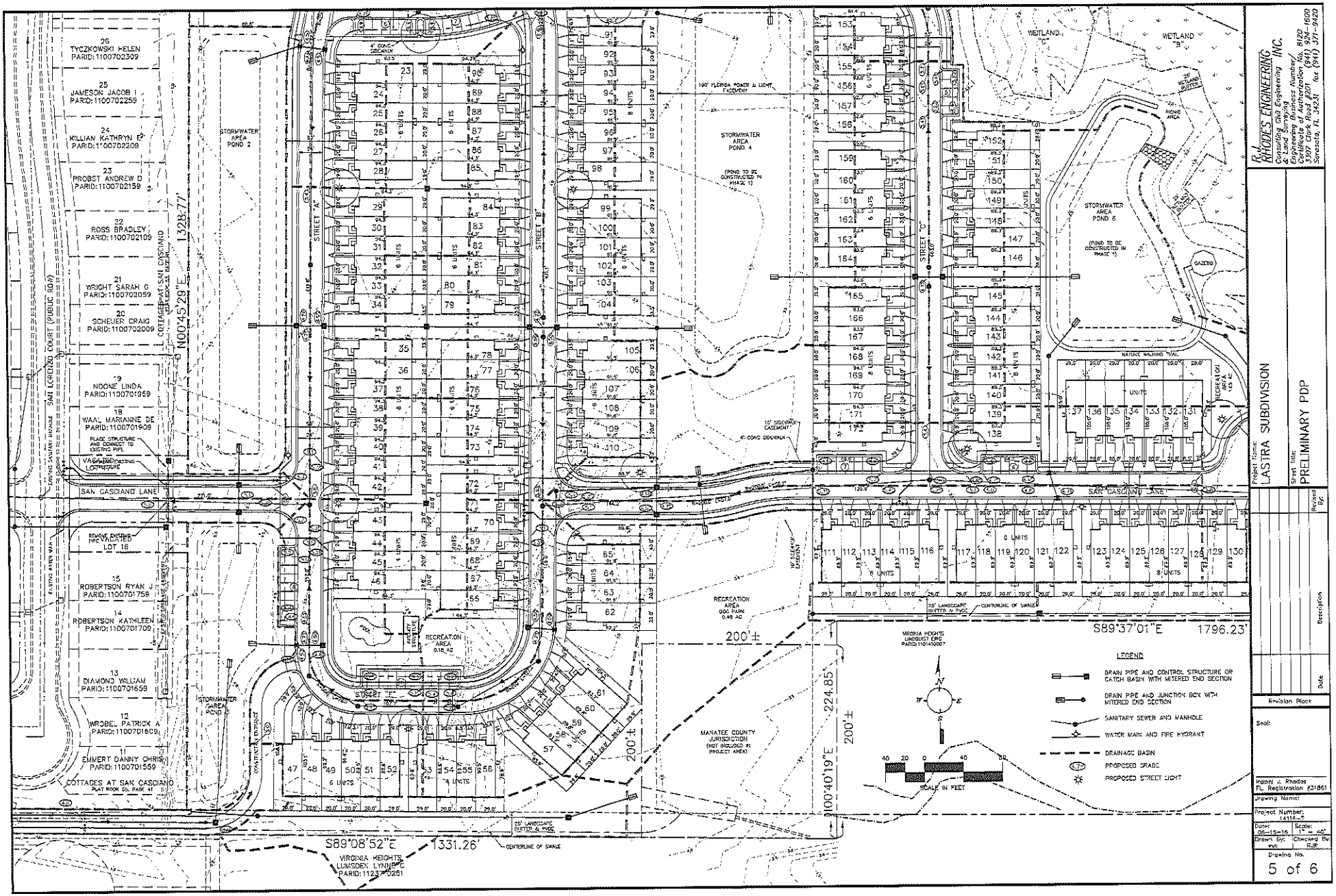
Seal:

Ralph J. Rhodes
FL Registration #31861

Drawing Name:

Project Number: 14118-2
Date: 06-15-16
Scale: 1" = 40'
Drawn By: RJR
Checked By: RJR

Drawing No.
4 of 6



R.J. RHODES ENGINEERING, INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number: EB 8122
Surveying Business Number: LB 6600
3301 Cattlemen Road #201 (941) 924-1600
Sarasota, FL 34232 fax (941) 371-9420

Project Name: LASTRA SUBDIVISION

Sheet Title: PRELIMINARY PDP

Date	Description	Revised By

Revision Block

Seal:

Ralphi J. Rhodes FL Registration #31861

Drawing Name:

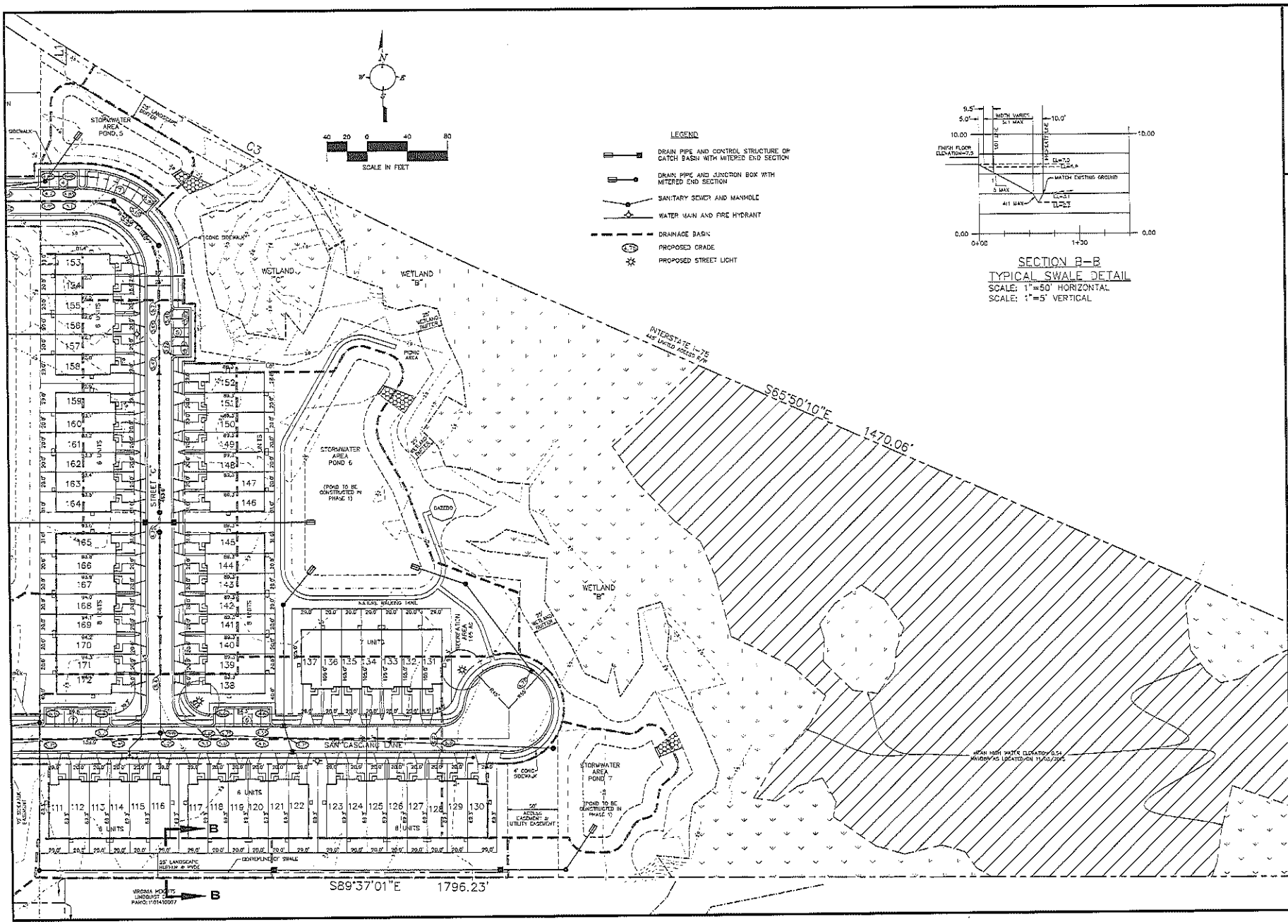
Project Number: 1411A-S

Date: 06-15-16 Scale: 1" = 40'

Drawn By: RJR Checked By: RJR

Drawing No.

5 of 6



R.J. RHODES ENGINEERING INC.
Consulting Civil Engineering & Land Surveying
Engineering Business Number/ Certificate of Authorization No. 8120
3307 Clark Road #201 (941) 924-1600
Sarasota, FL 34231 fax (941) 371-9420

Project Name: LASTRA SUBDIVISION

Sheet Title: PRELIMINARY PDP

Date	Description	Revised By:

Revision Block

Seal:

Ralph J. Rhodes
FL Registration #31861

Drawing Name:

Project Number: 14116-2

Date: 06-15-16 | Scale: 1" = 40'

Drawn By: AVC | Checked By: RJR

Drawing No.
6 of 6

BOUNDARY, WETLAND & MEAN HIGH WATER LINE SURVEY

IN SECTION 21, 22, & 28, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFIED TO:
BILL DEXLER

SCHAPPACHER SURVEYING, L.L.C.

CERTIFICATE OF AUTHORIZATION LB 0001537

Scale: 1" = 100'

Drawn by: GDS/JK

FDI/FD: 97216I

JOB: S140178

DATE: 04/12/2014

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE OF SURVEY 04/07/2014

GERALD D. STROOP, JR., P.S.M.
FLORIDA CERTIFICATE NO. 4979

SHEET# 1 OF 3

TOPOGRAPHIC SURVEY

IN SECTION 21, 22, & 28, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFIED TO:
BILL DECKLEVER

#	REVISION	DATE	BY
1.	REVISED PER TITLE COMMITMENT AS NOTED IN JB HEREON.	05/07/14	TP
2.	DITCH ADDED SURVEYOR'S NOTE REVISED	05/20/14	TP
3.	REVISED WETLAND LINES AND CEW LABELED AS REQUESTED	11/13/14	JH
4.	REVISED NUMBER 11 F.P.L. R/W EASEMENT LOCATION	11/13/14	CDS
5.	AREA ADDED FOR WETLAND B	12/24/14	CDS
6.	AREAS FOR CEW DITCHES AND FLUCCS NUMBERS ADDED	01/09/15	CDS
7.	TOPO ADDED (SHEET 2)	03/26/15	JJ
8.	TREES ADDED (SHEET 3)	04/09/15	RW
9.	POOL AREA & CABLE NEST ADDED	04/10/15	JJ
10.	TOPO ADDED (SHEET 2)	04/16/15	RW
11.	TOPO ADDED (SHEET 3)	04/22/15	RW
12.	PIPE INVERT ADDED (SHEET 2)	03/24/16	JM
13.	PIPE INVERT ADDED & REVISED PER RUR (SHEET 2)	05/13/16	JM
15.	LOTS 15 & 17 AND TRACT F ADDED	07/21/18	CDS

SHEET# 2 OF 3

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE OF SURVEY 04/07/2014

GERALD D. STROOP, SR., P.S.M.
FLORIDA CERTIFICATE NO. 4679

SCHAPPACHER SURVEYING, L.L.C.
CERTIFICATE OF AUTHORIZATION LB 0007977

Scale: 1"= 100' | Drawn by: CDS/JM | FB/PG: 972/64 | JOB: S140178 | DATE: 04/12/2014

TREE SURVEY

IN SECTION 21, 22, & 28, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CERTIFIED TO:
BILL DECKLEYER

SHEET# 3 OF 3

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

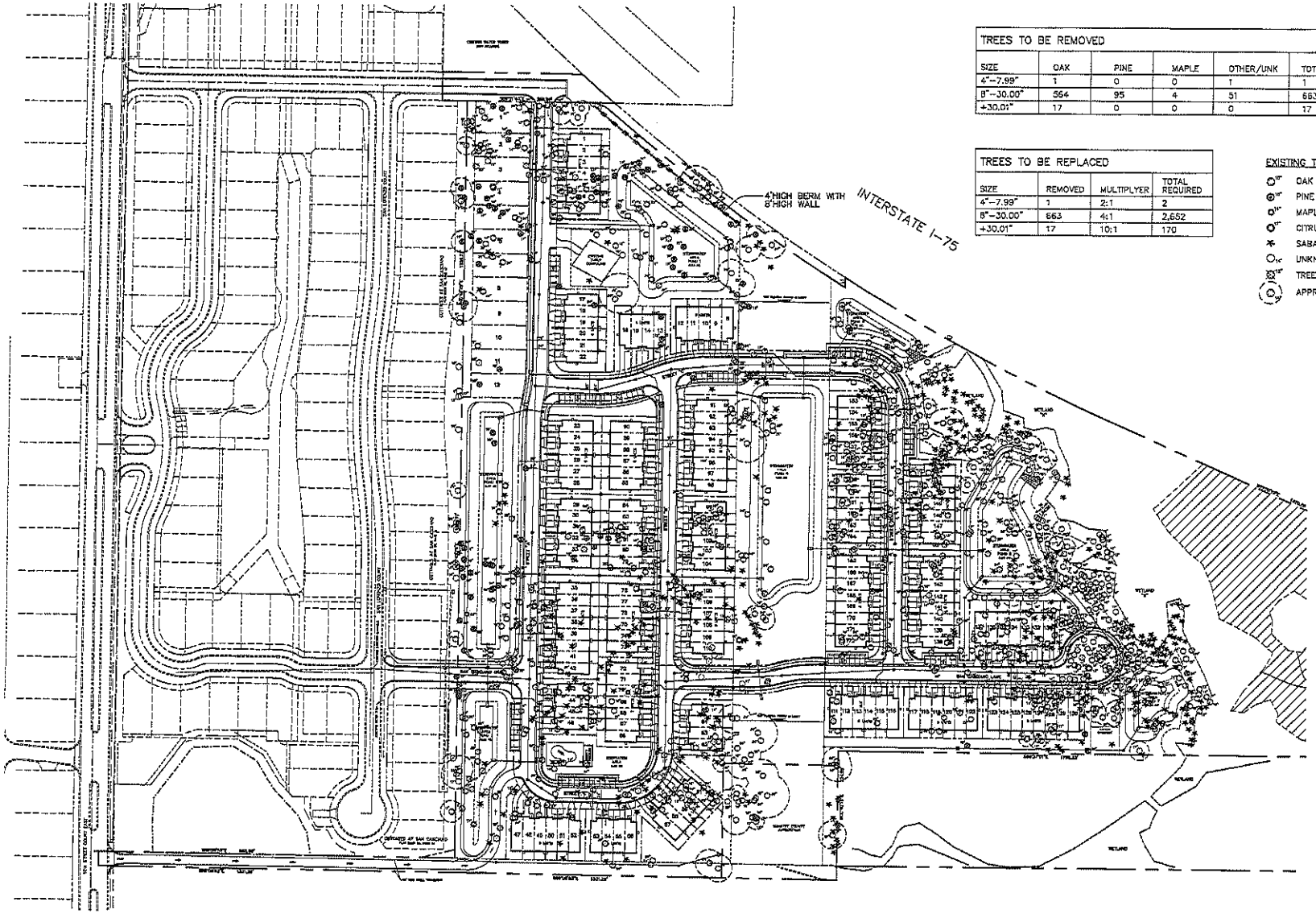
DATE OF SURVEY 04/07/2014

GERALD D. STROOP, SR., P.S.M.
FLORIDA CERTIFICATE NO. 4679

#	REVISION	DATE	BY
1.	REVISED PER TITLE COMMITMENT AS NOTED IN ## HEREON.	05/07/14	TP
2.	DITCH ADDED SURVEYORS NOTE REVISED	05/30/14	TP
3.	REVISED WETLAND LINES AND OSW LABELED AS REQUESTED	11/13/14	JW
4.	REVISED NUMBER 11 F.P.L. R/W AGREEMENT LOCATION	11/17/14	GDS
5.	AREA ADDED FOR WETLAND B	12/24/14	GDS
6.	AREAS FOR OSW DITCHES AND FLAGS NUMBERS ADDED	01/29/15	GDS
7.	TOPO ADDED (SHEET 2)	03/31/15	JM
8.	TREES ADDED (SHEET 3)	04/07/15	KM
9.	TOPO ADDED (SHEET 2)	04/14/15	KM
10	PIPE INVERT ADDED (SHEET 2)	05/29/15	JM

SCHAPPACHER SURVEYING, L.L.C.
CERTIFICATE OF AUTHORIZATION LB 0007917

Scale: 1"= 100' | Drawn by: GDS/JY | FB/PG: 972/64 | JOB: S140178 | DATE: 04/12/2014



TREE REPLACEMENT REQUIREMENTS				
SPECIES REMOVED	DIAMETER	REPLACEMENT SPECIES	REPLACEMENT RATIO	REPLACEMENT TREE DIAMETER
LIVE/LAUREL	4"–7.99"	LIVE OAK	2:1	2"
SIGNIFICANT LIVE/LAUREL	8"–30.00"	LIVE OAK	4:1	2"
GRAND TREE	+30.01"	LIVE/LAUREL SIMILAR SPECIES	10:1	2"

TREES TO BE REMOVED					
SIZE	OAK	PINE	MAPLE	OTHER/UNK	TOTAL
4"–7.99"	1	0	0	1	1
8"–30.00"	564	95	4	51	663
+30.01"	17	0	0	0	17

TREES TO BE REPLACED			
SIZE	REMOVED	MULTIPLYER	TOTAL REQUIRED
4"–7.99"	1	2:1	2
8"–30.00"	663	4:1	2,652
+30.01"	17	10:1	170

EXISTING TREE LEGEND

- OAK (Caliper)
- PINE (Caliper)
- MAPLE (Caliper)
- CITRUS (Caliper)
- SABAL PALM
- UNKNOWN / OTHER (Caliper)
- TREE TO BE REMOVED
- APPROX. EDGE OF CANOPY

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Kurt R. Crist - Landscape Architect, Inc.
FL REG. LA # 0002444
3350 Bee Creek Loop
Sarasota, FL 34238
Phone (941) 378-3430
Fax (941) 378-8241

No.	Revision	Date
1	Rev. per site layout revisions	4/20/16
2	Total tree replacement	5/30/16

LASTRA SUBDIVISION

City of Bradenton, Florida

TREE REMOVAL

Designed	krc
Drawn	cwdd
Checked	krc/jjf
Date	1/5/16
Sheet	

LA1

of 1

Project

NOTES:

1. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 OR BETTER, AS DEFINED IN " GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA DEPT. OF AGRICULTURE.
2. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN SHALL ALSO BE REQUIRED FOR ACCEPTANCE. ALL TREES TO BE SINGLED TRUNKED, UNLESS OTHERWISE NOTED ON PLANS.
3. MINIMUM THREE-INCH (3") THICK LAYER OF MULCH SHALL BE PLACED AROUND ALL NEW PLANT MATERIAL AND BARE GROUND THAT WILL NOT BE COVERED BY EXISTING VEGETATION, SOD, GRAVEL, PAVEMENT OR ANY OTHER GROUND COVER TREATMENT.
4. ALL TREES TO BE HEALTHY, FULL SPECIMAN TYPES. ALL PALMS TO BE SUN GROWN.
5. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
6. ALL TREES TO BE STAKED

TREES TO BE REMOVED					
SIZE	OAK	PINE	MAPLE	OTHER/UNK	TOTAL
4"–7.99"	1	0	0	1	1
8"–30.00"	564	85	4	51	663
+30.01"	17	0	0	0	17

TREES TO BE REPLACED			
SIZE	REMOVED	MULTIPLYER	TOTAL REQUIRED
4"–7.99"	1	2:1	2
8"–30.00"	663	4:1	2,652
+30.01"	17	10:1	170
	TOTAL TREES REQUIRED (2" CALIPER)		2,824

PROPOSED TREES (ON LOTS)		
TREE TO BE: OAK / MAPLE / PINE / MAGNOLIA / HOLLY / CREPE MYRTLE / CABBAGE PALM		
TREE 3" CAL. (1.5 TREES)	417	625
TREE 6' CAL. (3 TREES)	79	237
TOTAL TREES PROPOSED		862

PROPOSED (COMMON AREAS / BUFFERS)		
TREE TO BE: OAK / MAPLE / PINE / MAGNOLIA / HOLLY / CREPE MYRTLE / APPROVED OTHER		
TREE 2" CAL.	264	264
PINE 2' CAL.	55	55
CYPRESS 4' CAL. (2 TREES)	173	346
TOTAL TREES PROPOSED		665

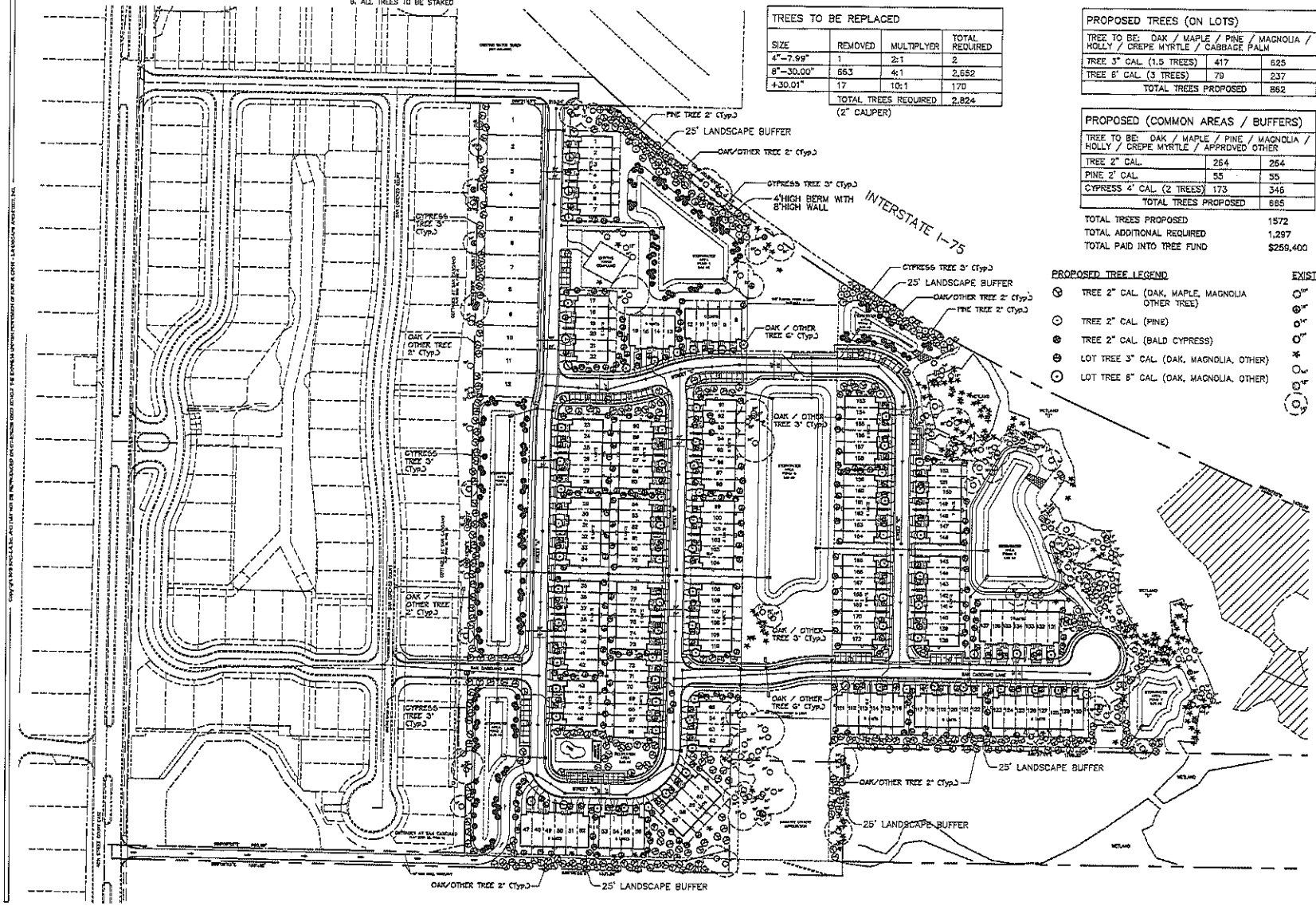
TOTAL TREES PROPOSED	1572
TOTAL ADDITIONAL REQUIRED	1,297
TOTAL PAID INTO TREE FUND	$259,400

PROPOSED TREE LEGEND

- TREE 2" CAL. (OAK, MAPLE, MAGNOLIA OTHER TREE)
- TREE 2" CAL. (PINE)
- TREE 2" CAL. (BALD CYPRESS)
- LOT TREE 3" CAL. (OAK, MAGNOLIA, OTHER)
- LOT TREE 8" CAL. (OAK, MAGNOLIA, OTHER)

EXISTING TREE LEGEND

- OAK (Caliper)
- PINE (Caliper)
- MAPLE (Caliper)
- CITRUS (Caliper)
- SABAL PALM
- UNKNOWN / OTHER (Caliper)
- TREE TO BE REMOVED
- APPROX. EDGE OF CANOPY



Kurt R. Crist - Landscape Architect, Inc.
FL REG. LA # 0001444
2350 Dam Creek Loop, Lutz, FL 33549
Office (813) 758-6060
Fax (813) 518-8061

No.	Revision	Date
1	Rev. per city of Bradenton review	4/22/16
2	Total tree replacement	5/20/16

LASTRA SUBDIVISION
City of Bradenton, Florida

LANDSCAPE PLAN

Designed: krc
Drawn: eadd
Scale: 1"=60'
Date: 3/8/16
Sheet: 15016-J1a

LA2 of 2

Project #15016

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FROM PAGE 3A

RUBONIA

mined that Rubonia meets the state's definition of a blighted area, which could mean that the neighborhood is eligible for federal Community Development Block Grants.

Rubonia had been deemed ineligible for the funds after residents' lack of response to the 2010 census, as well as increased development of mobile home parks around the Rubonia area.

The flooding from Hurricane Hermine is "showing them" the need for improvements, Goff said.

"Hopefully the county sees it," he said.

"You just got to get it started."

The rainy conditions caused a roof leak at the Rubonia Community Center, but the roof "held up" Thursday night, Goff said.

The county was already planning to replace the roof as part of a second phase of renovations to the center.

The county started work there in June, with plans to complete the project this fall.

When any major rain event comes through Rubonia, residents living from 72nd Street to McMullen Creek must make necessary preparations such as lifting furniture off the floor and placing couches on tables, Goff said.

"Can't wait until the water is in the homes," he said.

Water in Rubonia has nowhere to go, Goff noted.

"It's a shame it has to be this way for community from the '60s until now. All for manmade errors," he said.

"Too many homes have been lost in Rubonia because of flooding."

Claire Aronson: 941-745-7024, @Claire_Aronson

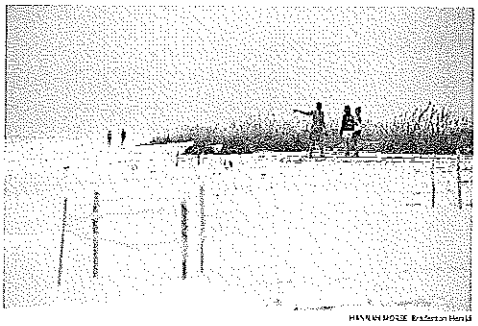
FROM PAGE 3A

TURTLES

volunteers can do to prevent this from happening. Since sea turtles are protected by law, it's illegal to handle turtle eggs without a permit.

When Tropical Storm Colin hit the Gulf Coast in June and took out 50 nests on Anna Maria Island, Suzi Fox, the executive director of the island's turtle watch, told the Herald that it's sad to see nests destroyed, but events like tropical storms and hurricanes are a natural process. If eggs were moved, it would skew nesting data.

As of Aug. 28, a record 431 turtle nests had been counted on Anna Maria, and 562 turtle nests had been counted on the Manatee County portion of Longboat Key as of Aug. 15.



HERALD STAFF Bradenton Herald

The beaches on Anna Maria Island had walkers and surfers enjoying the rainless morning Thursday. Marked turtle nests were washed over from Wednesday's rain.

It's possible that eggs can survive being washed over for a few hours, but it will take until the end of the season in October to tell how many nests actually washed out and what survived.

"Colin was pretty bad," Mazzarella said. "We just have to see what happens after the storm goes through."

Hannah Morse: 941-745-7055, @mannahhorse

FROM PAGE 3A

ANNA MARIA

goes down.

A few beach walkers braved the misty winds, but surfers stayed away as winds clocked in at 20 to 30 mph and a strong rip current made uneasy, turbid waves drift closer to beach-side homes.

Overnight erosion from the waves buried nearby beaches and turtle nests in several inches of packed sand.

Turtle watch volunteers and biologists won't know the extent of the damage done by Hermine to turtle nests until it passes, but 50 nests were lost on Anna Maria during Tropical Storm Colin in June.

Hannah Morse: 941-745-7055, @mannahhorse

FROM PAGE 3A

SCHOOL

in and says districts don't need to make up the days, either. "All that will be figured out," Barber said.

Regardless, the district typically designates a few hurricane makeup days in the calendar.

For the 2016-17 Manatee calendar, students and classes aren't scheduled Nov. 21 through Nov. 25, the entire week of Thanksgiving. The calendar also notes that Nov. 21 through Nov. 23 of that week, Monday through Wednesday, could be used at hurricane makeup days.

Most nearby school districts, including Pinellas, Hillsborough and Polk, canceled classes because of Hermine. Sarasota County schools canceled after-school activities but kept schools open both Thursday and Friday.

Meghin Delaney: 941-745-7081, @MeghinDelaney

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CITY OF BRADENTON, FLORIDA NOTICE OF ZONING ATLAS AMENDMENT

The Bradenton City Council will meeting in regular session on Wednesday, September 14, 2016 at 8:30 A.M. and Wednesday, September 28, 2016 at 6:00 P.M. in City Council Chambers, 101 Old Main Street, Bradenton to consider the following item:

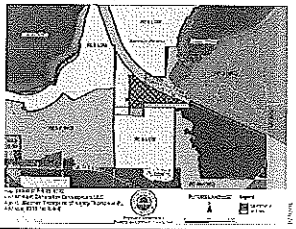
ORDINANCE NO. 2988

AN ORDINANCE AMENDING ORDINANCE NO. 2979, CODE OF ORDINANCES OF THE CITY OF BRADENTON, FLORIDA BY A ZONING MAP AMENDMENT (PR.15.4712 LASTRA PRELIMINARY PDP) TO CHANGE THE DESIGNATION FROM R-1, RESIDENTIAL SINGLE FAMILY TO PDP, PLANNED DEVELOPMENT PROJECT FOR THE PROPERTIES LOCATED AT 4915 1ST AVENUE EAST, VACATED LOT 16: 119 SAN LORENZO COURT, VACATED LOT 17: 123 SAN LORENZO COURT, TRACT F: COTTAGES AT SAN LORENZO, SAN ORTEBELLO DRIVE: PARCEL IDENTIFICATION NUMBERS: 1100800159, 1100701809, 1100701859, 1100706209.

All interested persons and parties may appear either in person and be heard or submit written comments regarding the above matter to the Planning and Community Development Director and they will be heard and considered. The hearing may be continued from time to time as necessary. Copies of the proposed Ordinance or further information may be obtained from Christopher M. Gratz, AICP, Development Services & Zoning Manager, Department of Planning and Community Development, 101 Old Main Street, Bradenton, Florida, 34205, or by calling (941) 932-9413.

Pursuant to Florida Statute 286.0105, if any person decides to appeal any decision made by the board, council, agency or commission at this meeting, such person will need a record of the proceedings, and for such purpose, may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Be advised that, in accordance with the Americans with Disabilities Act, persons needing a reasonable accommodation to participate in this proceeding should contact the City Clerk Office of the City of Bradenton, 101 Old Main Street, Bradenton, Florida 34205, telephone (941) 932-9447, not later than seven (7) days prior to the proceeding.



CITY OF BRADENTON, FLORIDA NOTICE OF SMALL SCALE COMPREHENSIVE PLAN MAP AMENDMENT

NOTICE OF PUBLIC HEARINGS

The Bradenton City Council will meet in regular session on Wednesday, August 17, 2016 at 6:30 A.M. and Wednesday, September 14, 2016 at 8:30 A.M. in City Council Chambers, 101 Old Main Street, Bradenton to consider the following items for public hearings:

ORDINANCE NO. 2982

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PERTAINING TO PROPERTIES LOCATED AT 916 3RD STREET EAST AND 918 3RD STREET EAST BRADENTON; MAKING CERTAIN FINDINGS OF FACT; PROVIDING FOR AMENDMENT TO THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT/ FUTURE LAND USE MAP (SMALL SCALE DEVELOPMENT ACTIVITY AMENDMENT CP.16.3060 BRYANT COMMONS) CHANGING THE FUTURE LAND USE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL TO UCBD, URBAN CENTRAL BUSINESS DISTRICT; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested persons and parties may appear either in person and be heard or submit written comments regarding the above matter to the Planning and Community Development Director and they will be heard and considered. The hearing may be continued from time to time as necessary. Copies of the proposed Ordinance or further information may be obtained from Christopher M. Gratz, AICP, Development Services & Zoning Manager, Department of Planning and Community Development, 101 Old Main Street, Bradenton, Florida, 34205, or by calling (941) 932-9413.

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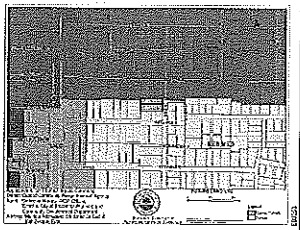

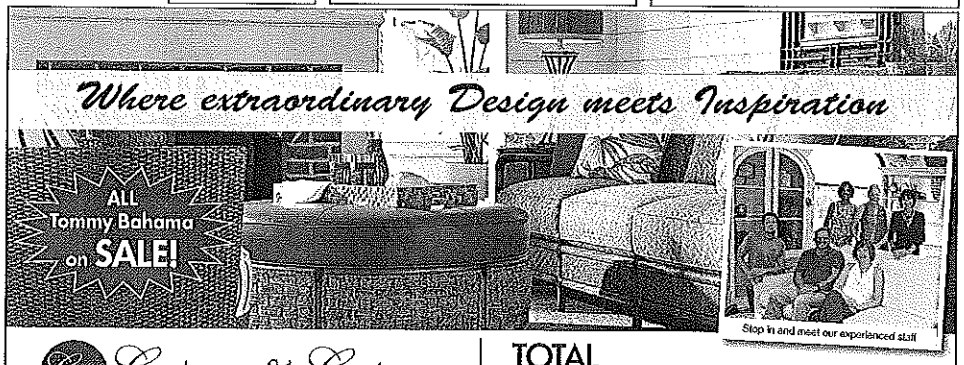

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Trump finally says Obama was born in U.S.

BY LESLEY CLARK AND WILLIAM DOUGLAS
Herald Washington Bureau

WASHINGTON

Donald Trump acknowledged Friday that President Barack Obama was born in the United States and tried to blame Hillary Clinton for starting rumors otherwise in her 2008 primary campaign against her fellow Democrat.

"I finished it. I finished it," Trump said in brief remarks, refusing to take questions even as reporters shouted. "You know what I mean. President Barack Obama was born in the U.S. Period."

He added "Now we all want to get back to making America strong and great again. Thank you."

Reporters — who had believed he would answer questions — stood on chairs and shouted at Trump to answer why he believes that now — and didn't as recently as two years ago.

Trump's brief statement comes as Trump has sought to court African-American voters, who have been cool to his overtures.

He as recently as Wednesday night refused to say that he believed Obama was born in the United States, telling the Washington Post he would answer the question at the "right time."

His campaign late Thursday issued a statement after the Post story was published, with a spokesman saying that Trump now believes that Obama was born in the United States and that he had performed a "great service" to Obama and the country by "bringing closure to the issue." The statement also argued, against the facts, that Clinton and her campaign had first raised the issue.

Trump on Friday also sought to lay the blame for the birther controversy on Hillary Clinton, though fact checkers have repeatedly called the charge false. Although a Clinton supporter in 2008 circulated an email that questioned where Obama was born, independent fact checkers found there was no record that Clinton or anyone in her campaign ever advanced the charge that Obama was not born in the United States.

Trump ally Rudy Giuliani said last week that Trump came around to the idea of Obama as U.S.-born "two years ago, three years ago" but Trump as recently as two years ago invited "all backers" to uncover Obama's "place of birth." He told Irish TV that year that Obama "should come clean," Buzzfeed reported. "A lot of people feel it wasn't a proper certificate," Trump said after the host noted that Obama had released his birth certificate.

Trump has claimed to have devoted considerable resources to Obama's birth place, telling reporters in 2011 that he had sent a team of his own investigators to Hawaii in hopes of resolving the issue.

He insisted at the time that it could be "one of the greatest scams in the history of politics and in the history, period. ... Right now, I have real doubts."

ABIGAIL BALCE CENETA AP

Republican presidential candidate Donald Trump leads the crowd in applause Friday, recognizing a Gold Star mother in the crowd during a gathering with military leaders and veterans at the new Trump International Hotel.

Trump needs immigrants if he wants 25M new jobs

BY WILLIAM DOUGLAS
Herald Washington Bureau

WASHINGTON

Donald Trump's new promise of 25 million new jobs, outlined in his reconfigured economic blueprint, appears to be on a collision course with another of his major campaign initiatives: the drive to dramatically reshape the nation's immigration system.

With aging baby boomers retiring in droves, Trump would need a massive infusion of legal immigration to fill the newly created jobs he envisions, according to several economists from across the political spectrum.

"He can't get to 25 million given the number of bodies that will be around," said Douglas Holtz-Eakin, president of the center-right American Action Forum and the economic policy director for Sen. John McCain's 2008 presidential campaign. "His immigration and trade policies are anti-growth, which is why I think he won't hit his targets."

Mark Zandi, chief economist at Moody's Analytics, thinks Trump's "arithmetic doesn't work." He estimates that Trump would need to "more than double" current legal immigration levels to provide enough labor to fill the 25 million jobs over 10 years and compensate for the loss of retired baby boomers.

A 2010 Pew Research Center study found that about 10,000 baby boomers – people ages of 51 to 66 – turn 65 every day, with many leaving the workforce. The Congressional Budget Office projects that the labor force participation rate will drop to 60.2 percent in 2026 from today's 62.7 percent, due, in part, to population trends.

But Roy Beck, executive director of NumbersUSA, called talk of a dwindling American workforce a canard pushed by "economists who've never seen an immigration expansion that they didn't like."

"Trump's policies aren't contradictory at all," said Beck, whose group supports reduced immigration. "There's no labor shortage and there's not one on the horizon. Trump's economic plan is incredibly ambitious, and people would love it if it happens."

In a speech Thursday, Trump vowed to add 25 million jobs – about 2.5 million a year over a decade – by boosting the economy with a combination of deregulation, new spending and tax cuts.

On his campaign website, Trump calls for a "pause" on issuing green cards and says "employers will have to hire from the domestic pool of unemployed immigrant and native workers."

Michelle Obama makes campaign debut for Clinton

BY JULIE PACE
Associated Press

FAIRFAX, VA.

Stepping deeper into the political fray, Michelle Obama on Friday warned young voters against being "tired or turned off" in the 2016 election. She urged them to rally behind Hillary Clinton, "particularly given the alternative."

Mrs. Obama is emerging as one of Clinton's most effective advocates, especially with voters who backed President Barack Obama but are less enthusiastic about his potential Democratic successor. The Clinton team's biggest challenge regarding Mrs. Obama is getting the reluctant campaigner to commit to more events.

Friday's rally in Virginia was Mrs. Obama's first solo campaign event for Clinton and comes nearly two months after her star turn at the Democratic convention. Speaking to mostly students at George Mason University, she repeatedly jabbed Trump without mentioning him by name, declaring that being president "isn't anything like reality TV."

The first lady pointedly called out those who continue to question the president's citizenship "up to this very day." Drawing on a frequently quoted line from her convention speech, Mrs. Obama said her husband had responded to those questions by " "going high when they go low."

Hours earlier, Trump stated for the first time that the president was born in the United States, though he did not apologize for devoting years to promoting false allegations that Obama was not an American citizen.

Beyond her ability to take on Trump with a smile, Mrs. Obama's real value to Clinton is her wild popularity with Democratic voters, particularly young people and blacks. She vouched repeatedly for Clinton's resume and character, urging voters motivated by her husband's history-making campaigns to feel the same way about the first woman nominated for president by a major U.S. party.

CITY OF ANNA MARIA, FLORIDA NOTICE OF PUBLIC HEARING BEFORE THE CITY OF ANNA MARIA CITY COMMISSION

NOTICE IS HEREBY GIVEN that the City of Anna Maria City Commission will hold a public hearing on September 22, 2016, at 6:00 P.M., or as soon thereafter as may be heard. The hearing will be at City Hall of the City of Anna Maria, 10005 Gulf Drive, Anna Maria, Florida 34216, to consider the following proposed ordinance:

ORDINANCE NO. 16-822

AN ORDINANCE OF THE CITY OF ANNA MARIA, FLORIDA, ESTABLISHING A TEMPORARY MORATORIUM ON ACCEPTANCE, REVIEW, PROCESSING, OR APPROVAL OF APPLICATIONS FOR DEVELOPMENT, BUILDING PERMITS, SITE PLANS, DEVELOPMENT ORDERS, DEMOLITION PERMITS, AND LAND USE ACTIVITIES WHICH WOULD ALLOW OR PERMIT NEW OR CONVERTED FORMULA RETAIL OR COMMERCIAL ESTABLISHMENTS WITHIN THE CITY LIMITS FOR A SPECIFIED PERIOD DURING THE COURSE OF COMPLETION OF A STUDY AND POTENTIAL ADOPTION OF AMENDMENTS TO THE LAND DEVELOPMENT CODE; PROVIDING FOR FINDINGS OF FACT; PROVIDING A DEFINITION OF FORMULA RETAIL OR COMMERCIAL ESTABLISHMENT; PROVIDING FOR SEVERABILITY; EXPIRATION AND AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard regarding the adoption of the Ordinance. Copies of the proposed Ordinance are on file at the City of Anna Maria City Hall at 10005 Gulf Drive, Anna Maria, FL 34216 and may be reviewed by the public between the hours of 8:00 A.M. to 4:00 P.M., Monday through Friday, exclusive of holidays.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, such person will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATE STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ASSISTANCE TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK FOR ASSISTANCE AT LEAST THREE BUSINESS DAYS PRIOR TO THE MEETING AT (941) 708-6130.

CITY OF ANNA MARIA
Diana L. Percycoe, CMC
City Clerk
9/17/16

CITY OF BRADENTON, FLORIDA NOTICE OF ZONING ATLAS AMENDMENT

The Bradenton City Council will meeting in regular session on Wednesday, September 14, 2016 at 8:30 A.M. and Wednesday, September 28, 2016 at 6:00 P.M. in City Council Chambers, 101 Old Main Street, Bradenton to consider the following item:

ORDINANCE NO. 2988

AN ORDINANCE AMENDING ORDINANCE NO. 2979, CODE OF ORDINANCES OF THE CITY OF BRADENTON, FLORIDA BY A ZONING MAP AMENDMENT (PR.15.4712 LASTRA PRELIMINARY PDP) TO CHANGE THE DESIGNATION FROM R-1, RESIDENTIAL SINGLE FAMILY TO PDP, PLANNED DEVELOPMENT PROJECT FOR THE PROPERTIES LOCATED AT 4915 1ST AVENUE EAST, VACATED LOT 16; 119 SAN LORENZO COURT, VACATED LOT 17; 123 SAN LORENZO COURT, TRACT F; COTTAGES AT SAN LORENZO, SAN ORTEBELLO DRIVE; PARCEL IDENTIFICATION NUMBERS: 1100800159, 1100701809, 1100701859, 1100706209.

All interested persons and parties may appear either in person and be heard or submit written comments regarding the above matter to the Planning and Community Development Director and they will be heard and considered. The hearing may be continued from time to time as necessary. Copies of the proposed Ordinance or further information may be obtained from Christopher M. Gratz, AICP, Development Services & Zoning Manager, Department of Planning and Community Development, 101 Old Main Street, Bradenton, Florida, 34205, or by calling (941) 932-9413.

Pursuant to Florida Statute 286.0105, if any person decides to appeal any decision made by the board, council, agency or commission at this meeting, such person will need a record of the proceedings, and for such purpose, may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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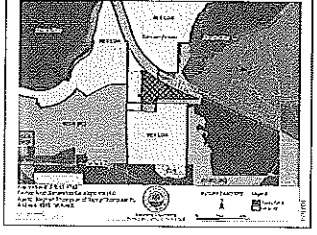

CITY OF BRADENTON, FLORIDA NOTICE OF SMALL SCALE COMPREHENSIVE PLAN MAP AMENDMENT

The Bradenton City Council will meet in regular session on Wednesday, September 14, 2016 at 8:30 A.M. and Wednesday, September 28, 2016 at 6:00 P.M. in City Council Chambers, 101 Old Main Street, Bradenton to consider the following item at public hearings

ORDINANCE NO. 2986

AN ORDINANCE OF THE CITY OF BRADENTON, FLORIDA, PERTAINING TO PROPERTIES LOCATED AT 614, 616, 618, 620, 622 11TH AVENUE EAST AND 1006, 1008, 1010, 1012, 1014, 1016 6TH STREET COURT EAST BRADENTON, MAKING CERTAIN FINDINGS OF FACT; PROVIDING FOR AMENDMENT TO THE CITY OF BRADENTON COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT/FUTURE LAND USE MAP (SMALL SCALE DEVELOPMENT ACTIVITY AMENDMENT CP.16.3068 LINCOLN VILLAGE) CHANGING THE FUTURE LAND USE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL (10 DU/ACRE) TO UCBD, URBAN CENTRAL BUSINESS DISTRICT; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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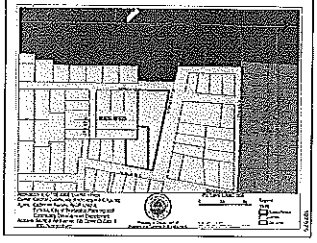


Tim McCann

To: Tim McCann
Subject: RE: ORDINANCE 2988 PR 15.4712 Ward 4 Lastra Project Citizen Comments

Public comments regarding ORDINANCE 2988 PR 15.4712 Ward 4

Tim W. McCann
Public Information Officer
City of Bradenton
101 Old Main St.
Bradenton, FL 34205
941-932-9497 (w)
www.cityofbradenton.com

My hours: 7:30 a.m.-6 p.m. Monday through Thursday. Most of City Hall is closed Friday-Sunday.

Think Green - don't print this email unless you really need to!

CITY OF BRADENTON EMAIL DISCLAIMER:
Please note: Florida has a very broad public records law. Most written communications, to or from local officials regarding city business, are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

From: Chris Gratz
Sent: Tuesday, September 27, 2016 5:37 PM
To: Tim McCann
Cc: Catherine Hartley
Subject: ORDINANCE 2988 PR 15.4712 Ward 4 Lastra Project Citizen Comments

Tim,

Attached are the public comments for Council that I've received regarding the captioned project that is on the agenda tomorrow, would you please see that they are distributed to them?

Thanks,
Chris

Christopher M. Gratz, AICP
Development Services and Zoning Manager
City of Bradenton
Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
(941) 932-9413 Office
City Hall Hours: Mondays – Thursdays, 7:30AM – 6PM, CLOSED Fridays
Christopher.Gratz@cityofbradenton.com | www.cityofbradenton.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

Director Hartley:

The Cottages at San Casciano HOA and its residents have been assured that, when constructing the development behind us, that the construction traffic would not go through our neighborhood. I am now hearing that the construction traffic will go through not just one ingress, but will be routed through both of our development's two entrances. Our community is far too small to allow any construction equipment to come through without it being a hazard to—but not limited to--drivers, children, property, and the ever-present problem of severe littering.

Although we were reassured that construction would not enter through our neighborhood, we are now hearing that it will, indeed, happen. This is a matter of misleading and lying to the residents of this Bradenton community. I am firmly opposed to any change in the original plan to let construction traffic enter on the road just to the north of our community; I think that road is 1 Avenue (some have said it is A Road).

This community's residents will suffer a drastic decline in quality of life if the builder is allowed to bring the construction equipment through our roads. We will live in constant fear of our children being injured, property being damaged, roads being torn up, property values going down, significant littering, a rising crime rate, and the overall decline of our quality of life.

This will not be a short-term issue, either; it has been intimated to me that the construction will go on for up to 6 years.

We are committed to overcoming this challenge, so please take to heart our position and help us keep the excellent quality of our lives and neighborhood intact.

Sincerely,

Mary E. Raiman
405 San Lorenzo Court
Bradenton, FL 34208

Home: 941-746-5784
Cell: 941-720-3221
email: mraiman127@aol.com

Tim McCann

From: Mike Underwood <mnkunderwood@yahoo.com>
Sent: Tuesday, September 27, 2016 2:09 PM
To: Bemis Smith
Cc: Catherine Hartley; Chris Gratz
Subject: construction traffic through Cottages at San Casciano

Mr. Smith:

Consider this an official request for the Wednesday, September 28, 2016 City Council Meeting regarding construction traffic through the Cottages at San Casciano. The original agreement by the City Council was to prohibit this construction traffic through our new development. It was promised in writing. We strongly oppose the developer's request to allow the heavy construction equipment to use our roads. It will damage our roads and cause undue wear and tear on our neighborhood. I understand that the developer is claiming it will create an extra expense. Too bad. The solution is simple - add the cost to the price of each unit - it is just the cost of doing business. They stand to make considerable profit - they always do. This tactic is simply a ploy by the developer to make more money. We will be monitoring your decision. Keep in mind, we vote. And have a long memory.

Thank you for your attention to this matter.

Homeowners at 409 San Lorenzo Ct.

Tim McCann

From: John Pinzone <jpinzone11@gmail.com>
Sent: Saturday, September 24, 2016 10:43 AM
To: Bemis Smith
Cc: Catherine Hartley; Chris Gratz
Subject: Proposed zoning change for new development East of San Casciano Cottages

September 24, 2016

Attn: Bemis Smith - Ward 4 Councilman

Attn: Catherine Hartley - Director Planning Community Development

Attn: Christopher Gratz - AICP Development Services and Zoning Manager

We are writing to you to express our **strong objection** to the proposed changes requested by the developer of property to the East of San Casciano Cottages. We maintain that those in the Development new far in advance (**and before they bought the property**) that 1st Avenue was to be the primary in road for construction equipment. If flagmen are required, so be it. Let them add funds to the purchase prices of their homes to compensate them for the added cost. We strongly oppose any construction equipment using the San Casciano road ways as an egress for their heavy equipment. Keep in mind that we bought these homes when the project was complete and expected tranquility in our homes and neighborhood.

Now a new comer wants to use our streets for their construction equipment which will do nothing for our neighborhood but to put our children and grandchildren in danger when using the streets and the school buses. Since we do not have full sidewalks throughout the community, the kids must use the streets. Also, larger trucks and trailers cannot make the turn into San Casciano Lane from 48th St Ct East without running over our grassy areas and damaging more sprinkler stations causing us to pay the repair bills

We apologize for the lengthy dissertation above but we want to make it very clear that all of our community is united in this resolve.

Kindest regards,

John A. Pinzone

Mary Jane Pinzone

215 San Casciano Lane

Bradenton, FL 34208

(214) 708-5658

--

John A. Pinzone
214-708-5658
jpinzone11@gmail.com

Felipe Delgado

4827 San Ortebello Dr

Bradenton Fl 34208

September 26, 2016

Ward 4 Councilman

Bemis Smith

The Department of Planning and Community Development

Catherine Hartley- Director

Christopher M. Gratz, AICP- Development Services and Zoning Manager

Subject: Construction Traffic through The Cottages at San Casciano for the Lastra Preliminary planned Development Project; Next Generation Development llc.

Honorable Bradenton City Council,

I, Felipe Delgado and family, are opposed to construction traffic, and any other future traffic, that this new Lastra development will create through our community.

The Lastra community developer is not facing an **easement or an easement necessity,** to gain access to his property. An entry way is available through **1st Avenue.** There is not a necessity for this developer to use our roads to enter his property for his benefits. Why should we bear the burden of this traffic in our community, when it is not going to benefit us at all? This type of traffic through our community streets will interrupt our peaceful environment and pollute our roads and create additional traffic after completion. He should condition 1st Avenue as two way traffic to meet his needs for the construction phase, and use it after completion, for residents to enter their homes. The Lastra project can use the roads of the adjacent D. R. Horton development that is now under construction, to gain access for the proposed development, and for the future use for the residences to enter and exit.

I ask the Bradenton City Council, why Stephen W. Thompson and Najmy Thompson have not requested access through the main entrance of the D.R. Horton Development under construction at this time. 1st Avenue is located within about 50 Feet from D.R Horton's main construction entrance. It is not clear why he wants to use the roads of the Cottages at San Casciano, specifically San Ortebello Drive and San Lorenzo Court.

My family and I request that Next Generation Development be denied their request to use the roads of The Cottages at San Casciano for construction traffic, and be denied entrance and exit after completion of this development project.

Thank you,

Felipe Delgado

(941) 201-4527

Tim McCann

From: Jay Robertson <jr5646@gmail.com>
Sent: Saturday, September 24, 2016 7:47 PM
To: Bemis Smith; Catherine Hartley; Chris Gratz
Subject: Construction Traffic through The Cottages at San Casciano

Dear Councilman Smith, Director Hartley, and Development Manager Gratz,
I strongly object to construction traffic for some other community being allowed to use our streets. We were never ever told that this was even a possibility.
We were told that there were two lots available for purchase for housing and now hear that a street will be going through there. Please help us with this intolerable situation.
Thank you,
Jay Robertson
310 San Lorenzo Ct
Bradenton, FL 34208
685-5646
jr5646@gmail.com

Tim McCann

From: Marc Pease <jmarc1@msn.com>
Sent: Monday, September 26, 2016 12:02 PM
To: Bemis Smith; Catherine Hartley; Chris Gratz
Subject: ORDINANCE 2988 PR 15.4712 Ward 4 Lastra project
Attachments: Marc R Pease.vcf; 03-18-2015 PLANNING Commision meeting 03-18-2016 FIRSTMinutes_031815 w....pdf; 08-10-2016PLANNING PlanningCommissin meeting minutes 08-10-2016 PC_Minu....pdf; 09-15-2016 Bradenton Herald San Casciano article 9-15-2016 09222016 op....pdf; 04--08-2015 City Council SAN CASCIANO PLATTED LOTS 2_public_hearings (1....pdf

Attention: Ward 4 Councilman - Bemis Smith
The Department of Planning and Community Development
Catherine Hartley – Director
Christopher M. Gratz, AICP - Development Services and Zoning Manager

On behalf of the Cottages at San Casciano community, we are writing to raise our concerns regarding the proposed Lastra community construction traffic through our neighborhood.

We are an association of 96 homes that has, in general, been supportive of the development of the subject site and have kept our objections moderate and reasonable.

One major concern is the threat to life, limb and property if construction vehicles are permitted to use our community to gain access to the abutting site.

We have already lived through the lawn damage, broken sprinkler heads and cracked curbing during the 3-year buildout of our own development as a direct result of the careless drivers behind these large construction vehicles. We have witnessed close calls between construction vehicles and parked cars, lamp posts, street signs, bicyclists, pedestrians and children. We also have had to deal with the road kill of the natural wild life. We have experienced speeding of these vehicles and been amazed as drivers texted and participated in other distracting behaviors. Because it is not always clear who the contractor is/or reports to, it has not been easy to hold all parties accountable.

The Bradenton police department has increased their presence along 48th Street as a result of the careless driving (primarily speeding) of construction vehicles en route to neighboring active developments, Tidewater, newest Inlets phase and San Lorenzo (also a DR Horton site).

We are a family neighborhood with children. Their safety is of paramount concern, especially since the school bus stop is on the corner of 48th Street Ct. NE and San Casciano Lane and San Ortebello Drive – directly in the path of the oncoming construction vehicles. The bus schedules indicate pick-ups ranging from approximately 6:20 to 7:50AM and drop-offs from 3:30 – 4:00PM - the same work schedule for many of the construction contractors. Consequently, the heaviest construction traffic is during the same time as school buses are picking up or dropping off the school children.

The main entrance to our community, San Casciano Lane, is comprised of tight curves. Passenger vehicles must take the curves slowly or risk a trip over the curb and a neighbor's lawn. Construction vehicles find these curves far more difficult, even at the posted 15 MPH which they rarely observe.

We have raised these concerns before the planning commission (*see attached March 18, 2015 and August 10, 2016*) as well as the City Council on April 8, 2015. We felt heard and supported by our representatives in those instances. 1st Ave. East was identified as a viable alternative for construction vehicles and the developer agreed EVERY TIME. We would have raised the objection at the September 14, 2016 council meeting, but it appears that none of the neighbors received notice of the hearing, so we reiterate our concern again and request that 1st Ave. East be kept as the construction ingress/egress other than emergency situations.

We have been open and reasonable in our dealings with the developer, and we were supportive at their July 28, 2016 presentation to our community. There was no indication at that meeting that the developer wished to renege on the construction access issue. Fortunately, we attended the August 10th presentation to the commission. It was there we learned the developer was trying to circumvent the previous stipulation for construction traffic as recommended by the commission and agreed upon by the city council. Had we not noticed the September 15, 2016 article in the Bradenton Herald Newspaper (*see attached*), we would have been unaware a meeting took place on September 14, 2016 and that the developer was trying, yet again, to circumvent the agreement. Understandably, a credibility issue has now arisen with the developer – particularly since they have yet to sod and maintain the 2 abandoned lots as stipulated and approved by the City Council at the April 8, 2015 meeting (*see attached*). In addition, DR Horton is the builder for the San Lorenzo community just to our south. We have already had issues with 1 subcontractor disregarding our private property and climbing over our fencing.

In summary, we are ***not*** opposed to the improvement of the abutting land tract. Despite the developer's efforts at obfuscation, we have not been obstructive in the development of the site. We do, however, have serious concerns regarding the safety of our community if construction vehicles are allowed to use our neighborhood as their main means of access

during the buildout. A viable alternative (1st Ave. East) has been identified and agreed upon several times now by the developer. The planning commission has carefully reviewed and made their recommendations to protect our interests while giving the developer reasonable alternatives. We ask that you continue to support and protect our community and hold the developer to their agreement to use 1st Ave. East as the construction ingress/egress except in the case of emergencies.

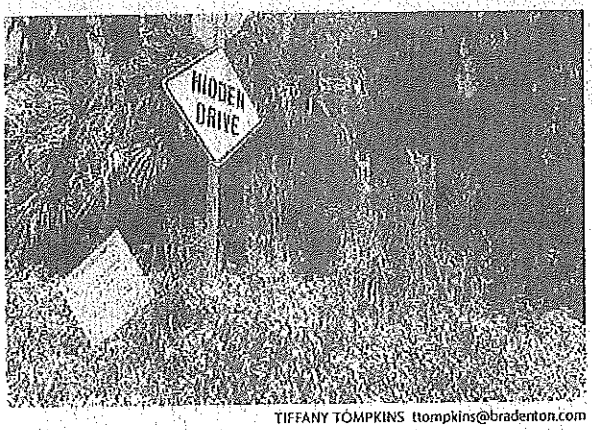
Once again thanking you in advance for taking your time, expertise and continued support to evaluate our request.

Marc R Pease, and the united Residences / Homeowners at The Cottages at San Casciano

Marc R. Pease

(941) 350-0315 Mobile
JMARC1@MSN.COM

218 San Casciano Lane
Bradenton, Florida 34208



TIFFANY TOMPKINS ttompkins@bradenton.com

A proposed housing development in East Bradenton, off 48th Street Court East and State Road 64, faces access challenges before a Sept. 28 final vote is scheduled.

Access still a challenge for project

Challenges remain to be resolved before a Sept. 28 final approval of the Lastra housing development in East Bradenton.

BY MARK YOUNG
myoung@bradenton.com

BRADENTON

Rarely does a first reading of an ordinance receive so much debate, but a proposed new housing development in East Bradenton was the exception at Wednesday's city council meeting.

The project would be built at 4915 First Ave. E., the last piece of undeveloped acreage in an area of the city that has seen a growth spurt off 48th Street Court East and State Road 64. The project calls for 12 single-family detached homes and 172 two-story townhomes.

Getting into the property is the final challenge for developer, Next Generation Development LLC, and city officials trying to address residents' concerns about construction traffic through their existing neighborhoods. San Casciano Road runs between the neighborhoods of San Casciano and Cottages at San Lorenzo. Residents say they were promised the construction traffic would not come through, but the only other access point is off First Avenue East. That is a 12-foot-wide easement that is planned as a one-way road into the neighborhood, with a San Casciano exit point for future residents.

In early August, the planning commission added a stipulation that would require the developer to use First Avenue East access during construction, and if necessary, use flagmen to transform the road as an exit/entry point for construction access. New Generation's attorney, Steven Thompson, argued against that stipulation on Wednesday.

"I think it's unnecessary and a safety issue," said Thompson, who also noted the expense of hiring flagmen for a three-year construction project. "It's been a long planning process and when you are the last piece of property to be developed, you come under additional scrutiny."

Thompson said his development team purchased lots from San Casciano for the purpose of exiting traffic out of Lastra and, "now we are being told, 'Oh no, you can't use it.'"

Though there was no public opposition on Wednesday, residents last month said they had no issue with residential traffic, but wanted the developer to keep its promise in not having years of construction traffic coming through their neighborhood.

"Those are public roads, not private," said Thompson, who noted that the developer has come up with a "superior" plan in overcoming the property's physical challenges. One-third of the land is wetlands, which the developer has incorporated as a neighborhood amenity. It will include a nature trail and gazebo.

The majority of the development is to the west of the wetlands, which includes a section close to Interstate 75, yet another challenge that was overcome with a 25-foot berm and a fence.

Thompson requested the stipulation restricting construction traffic to First Avenue East be removed. However, Ward 4 Councilman Bemis Smith said the developer needs to continue to work with public works on a safety plan before the council votes on Sept. 28.

Smith said he wants to see "something short of what's being shown to reduce traffic through San Casciano. Smith said if he presents a motion on Sept. 28, it would be to change the stipulation to "reduce impact to San Casciano, but not eliminate it."

Mark Young: 941-745-7041, @urbanmark2014

ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
March 18, 2015

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on March 18, 2015 at 2:00 pm.

Present:
Planning Commission Members: Ben Bakker-Chair, Diane Barcus, Stuart Moon Jr., Veronica Rogers, O.M. Griffith
City Staff: Tim Polk- Planning Director; Brady Woods-Development Services Manager; Tatiana Gonzalez-GIS/Planner; Kim Clayback-Public Works; Officer Camacho-Police; Karen Aihara-Executive Planning Administrator

Absent:
Planning Commission Members: Darin Autrey, Peter Keenan, Richard Whetstone
Staff: Ken Langston-Fire Marshal

REGULAR MEETING

- Meeting was called to order by the Planning Commission Chair, Mr. Bakker at 2:00 p.m.
- Pledge of Allegiance
- Approval of Minutes – Motion to approve the February 18, 2015 meeting minutes as distributed (Barcus/Rogers), approved 5-0.
- Speakers were sworn in by Ms. Aihara.

NEW BUSINESS

RV.15.0727 **WARD 4** **NEIGHBORHOOD 20.03**
Request of Stephen Thompson PA, agent for Rinehart Homes LLC, owner, to vacate/abandon platted lots within the Cottages at San Casciano residential subdivision at 119 and 123 San Lorenzo Court (zoned PDP).

Mr. Woods introduced the request with staff presentation, staff evaluation, and recommendations.

Planning Commission Questions/Comments to the Applicant:
Mr. Stephen Thompson, Najmy Thompson, attorney for applicant, has been sworn and gave an overview of the project, requesting recommendation for approval.

- Mr. Bakker asked why 1st Avenue East is not an access option. Mr. Thompson explained that it is not wide enough and there is no continuity of connection with a hiatus (gap) that prevents utilizing this road. Mr. Woods stated that it could not be used as a main access because First Ave East is a Public Government easement to access the water tower. Emergency vehicles need two access points, residential use only needs one access. The road will be the second emergency access for fire and police, no residential use allowed.
- Ms. Barcus stated that staff received email communication from San Casciano resident (City Exhibit A) who was not informed about the new development and was vehemently opposed. Mr. Thompson stated that in the Declarations for San Casciano in Article 1.10 which is recorded and given to each new homeowner, developer should have the right but not the obligation to add any land adjacent to the land subject to this instrument. It was always contemplated that there would be an additional phase to San Casciano.

- Ms. Barcus asked if there was any communication to the homeowners in San Casciano about this proposal. Mr. Thompson stated that he didn't think so, but would check with Mr. Rinehart. The homeowner most affected to the north of Lot 16 stated that he didn't have any objections.
- Ms. Barcus asked if there are any alternatives. Mr. Thompson stated that alternatives have been investigated and are not possible in the current land use designation of RES6.

STAFF:

- Public Works would like to stipulate that the pipe and the drainage easement be removed with the easement vacation. Stipulation will be attached to the right of way vacation. Engineer will have to go back and redesign an alternative drainage system for the five (5) lots to the south. No other objections.
- Police has no objections.

PUBLIC HEARING:

- **No one appeared to speak for the project.**
- **Marc Pease**, 218 San Casciano Lane in the Cottages has been sworn. Mr. Pease distributed a handout (City Exhibit B). No communication was received from Rinehart regarding this project, the neighbors within 300 feet received the City's notification, and notice was posted on the lot. Tract F was documented to be the possible future roadway to serve East/South. Residents are opposed to the request and ask the Planning Commission not to approve this request. The years of construction wear and tear on city roads will continue with next development using San Casciano Lane.
    - Mr. Bakker asked why this handout was not submitted earlier. Mr. Pease stated that he learned of the project this week, and was advised to bring handouts to the meeting.
    - Mr. Bakker asked about the construction noise. Mr. Pease stated that he is pro-build and bought one of the first six houses and has lived with the construction noise for three years.
    - Mr. Pease believes that the adjacent development will not be San Casciano, but different development (Cottages at San Lorenzo?). He doesn't understand why the access has changed from Tract F, which is hardened and already being used by trucks.
    - Mr. Moon asked staff what has changed from three years ago? Mr. Woods stated that nothing has changed. Tract F is access for Public Emergency Access vehicles and is their second access. First Street East has been reviewed numerous times over the last year and a half and is not viable because of the wetlands to the north and south – it can't happen. Mr. Pease stated that there is access in DR Horton's property; Mr. Woods said yes, but it is in DR Horton's property, not Rinehart. Mr. Pease maintained that it could be more than wide enough to make it a construction entrance only and keep trucks out of the neighborhood.
    - Mr. Woods reviewed the 300 ft. property notification process, which was followed per State Statute.
    - Mr. Moon asked if First Street East could be stipulated as a construction entrance. Concerns expressed are construction-related, not having homes built behind them. Mr. Woods can work with the applicant and suggest the future construction access be moved to First Street East.
- **Pamela Cook**, 206 San Casciano Lane, has been sworn and is a new homeowner living two doors from the stop sign. Ms. Cook stated that no additional information was disclosed to them. In the last five months, Ms. Cook has witnessed inappropriate behavior with construction workers, including excessive speed, running the stop sign, running over lawns, talking on cell phones and texting while driving. A flatbed truck last week almost took out the street signs, neighbor's lawn and Ms. Cook standing in her driveway to avoid another construction vehicle. The flatbeds then had to backup and re-negotiate the curve. The concrete drainage is already cracked and no longer there. The storm drains are filled with

construction debris and have not been kept clear. There is an overall lack of good quality work from many of the contractors. Please encourage the developer to use an alternate route for ingress and egress. Ms. Cook stated that if she had known five months ago when closing on this property that there would be a major roadway two doors down from her house, it would have affected her decision to purchase this property.

  - Ms. Rogers asked for a clarification because hearing from Ms. Cook and Mr. Pease, it is not a concern that the lots are being taken out, but that the construction vehicles will be using as an access.

- **John A. Pinzone's** email dated 3/16/15 (City Exhibit A) was read into the record by Mr. Woods. Mr. Pinzone's email stated strong opposition to the trucks using San Casciano Lane as the main access point. Mr. Pinzone has experience with noisy trucks speeding and driving over lawns and opposes this proposal.
- Public Hearing was closed.

REBUTTAL

Mr. Thompson will let his client know that the construction entrance and exit will be a requirement and should start thinking about First Ave East. Tract F has been under review for a long time and has some title issues. Rinehart does not have any legal access and it is a City easement. No objections to the Public Works stipulation.

Mr. Bakker asked if Rinehart had planned to use Tract F at the outset. Mr. Thompson stated that there has always been a problem with Tract F because when the Florida Coast developer conveyed to the City, they were very specific that they were not granting a right of way, which would provide access. Ms. Barcus asked then why it is in the document? Mr. Thompson stated that that was the intent, but it hasn't come to fruition and is not an option at this time. Mr. Bakker and Ms. Barcus read pages 18-19 of Mr. Pease's handout; Exhibit C is a listing of the Cottages at San Casciano holdings inclusive of Tracts A-F.

COMMISSIONERS' DISCUSSION

The Commissioners suggested continuing this application until clarification is reached. Mr. Thompson said that he would not object to a continuation if that was the Commissioner's wish. Mr. Polk suggested getting a legal opinion from Atty. Lisch prior to City Council. The easement of Tract F is for the Public, Government and City to access the water tower.

Mr. Bakker stated that this is a confusing homeowner document. Mr. Woods reiterated that Tract F is for City use.

Ms. Barcus asked who is responsible for maintaining Tract F. Mr. Woods said both. Mr. Thompson said that it is a hardened surface, but City is the only user at this time to access the water tower. The developer documents were drafted by Scott Dunlop of Sarasota.

Ms. Barcus reiterated that today's decision is for vacation of Lot 16 & 17, taking the lots off the plat so they are not buildable.

Mr. Bakker stated that if egress/ingress were solved, the Commission will still need to address the vacation, which has nothing to do with the future development. A road will still need to be built connecting the developments; today's business is to grant a vacation of the plat.

Mr. Polk stated that he would address the contractor issues with the developer.

Ms. Barcus asked Mr. Thompson how soon to completion of San Casciano? There are only two more houses to be built, within six months to completion. Ms. Barcus suggested a stipulation to

reversion of the two lots, as soon as the last two units are completed; the vacated lots would be sodded and maintained by builder until future use is needed. Mr. Thompson had no objection to the stipulation. Ms. Cook agreed with the stipulation and would like a specific time frame. Mr. Pease would like assurance that it will not be used as access or parking lot for construction vehicles.

Stipulations to be added:

1) Developer (Rinehart Homes) or subsequent developer, when moving forward with a development project to the east, is required to develop an alternate ingress/egress for the construction entrance other than San Casciano Lane.
2) At CO of remaining two San Casciano units, the vacated lots would be sodded and maintained until development for the property to the east comes before Planning Commission for approval.
3) The 18" pipe and grate shall be removed upon approval of the easement vacation request.

STAFF RECOMMENDATION
APPROVAL of RV.15.0727 in accordance with LUR Section 2.2.11.6 - Reversion of Subdivision with three stipulations and conditions as stated by the Chairman of the Planning Commission. Mr. Polk will speak with developer regarding contractor demeanor and safety issues. Property damage will be paid.

PLANNING COMMISSION RECOMMENDATION
Motion to approve RV.15.0727 in accordance with LUR Section 2.2.11.6 - Reversion of Subdivision with three (3) stipulations as aforementioned. (Barcus/Moon). Approved 5-0. The next public hearing will be before City Council on April 8, 2015 at 8:30 a.m.

PR.15.0671 **WARD 1** **NEIGHBORHOOD 4.08**
Request of David Scherer-TDS Construction, owner, for Preliminary Planned Development Project approval to establish Office/Workshop uses at 4310 63rd Street West (zoned SCC). **MOTION TO TABLE** per applicant request to next Planning Commission (Barcus/Rogers) approved 5-0.

REPORT OF THE PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

- Bradenton Village has been in the newspaper recently for deferred maintenance. There is an agreed to three year plan for completion of painting, landscaping, power washing, and irrigation systems. The project is managed by Telesis, Washington, DC. Ms. Barcus asked why this is taking so long to correct this situation. Bradenton Housing Authority is local and does a good job, but Telesis does not properly maintain the development.
- First Street corridor is looking good with Wawa, Zeko's, Tropical Smoothie and Rogers Plaza closing in June 2015. The plaza tenant space is filled. CCRA is currently working out retention ponds and access points with Public Works. Although the public does not see the back stories, huge amounts of work continue on to make the developments and redevelopments happen.

NEXT MEETING - Wednesday, April 15, 2015.

ADJOURNMENT – Mr. Bakker made a motion to adjourn at 3:35 p.m.

Benjamin Bakker, Chairman
NOTE: This is not a verbatim record. An audio CD or DVD recording of the meeting is available for a fee upon request.

City of Bradenton, Florida

City Council Agenda Memorandum

Agenda Item:	RV.15.0727 EV.15.0728	**Agenda Date:**	Apr 8, 2015
Originated by:	BRADY M. WOODS	**Agenda Placement:**	PUBLIC HEARING
Authorized by:	TIM POLK		

Explanation

RV.15.0727 RIGHT OF WAY VACATION PUBLIC HEARING
Request of Stephen Thompson PA, agent for Rinehart Homes LLC, owner, to vacate/abandon platted lots within the Cottages at San Casciano residential subdivision at 119 and 123 San Lorenzo Court (zoned PDP).

EV.15.0728 EASEMENT VACATION
Request of Stephen Thompson PA, agent for Rinehart Homes LLC, owner, to vacate existing private drainage easements within Cottages at San Casciano residential subdivision at 119 and 123 San Lorenzo Court (zoned PDP).

Financial Impact

Requested action to be taken by Council

APPROVAL WITH STIPULATIONS

Staff Recommendation

APPROVAL WITH STIPULATIONS

Attachments

RV STF RPT; EV STF RPT; RV & EV APPLICATION; LTR OF REQUEST; AERIAL; LEGAL; SURVEY; SCH BD LTR; PINZONE LTR; PEES LTR FROM 3/18 PLANNING COMMISSION

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The Friendly City

PCD STAFF REPORT

Department of Planning & Community Development

PROJECT: **RV.15.0727**
TO: Mayor & City Council
FROM: Brady M. Woods, Development Services & Zoning Manager
DATE: 3/5/15; **REVISED 3/31/15**
APPLICANT: Stephen Thompson, agent for Rinehart Homes LLC, owner
WARD: 4

PROJECT SYNOPSIS:	
Applicant's Request:	*Plat Vacation and Reversion of Subdivision*
Location:	*119 & 123 San Lorenzo Ct (Zoned PDP)*
Staff Recommendation:	*Approval*
Planning Commission Recommendation:	*Approval with 3 stipulations*
City Council Action:	*TBD – April 8, 2015*

REQUEST: Applicant is requesting the vacation/abandonment of two previously approved lots platted for single family residential development for the stated purpose of creating legal access to the 36-acre tract immediately east.

LOCATION OF SUBJECT PROPERTY:
119 San Lorenzo Court (Lot 16) and 123 San Lorenzo Court (Lot 17) within the Cottages at San Casciano subdivision. A legal description is on file. The subject property is also located in Neighborhood 20.03.

CHARACTERISTICS OF THE SUBJECT PROPERTY:
Both lots are presently vacant; however, they are encumbered by a 10' wide utility easement along the west property lines and a 20' wide private drainage easement along the east property lines.

HISTORY/PREVIOUS ACTION RELEVANT TO APPLICANT'S REQUEST:
The Cottages at San Casciano was originally approved by City Council as a master-planned residential PDP with 177 single family lots in 2007. The Final Subdivision Plat was approved by City Council on 2012.

ZONING ATLAS DESIGNATION:
Current zoning designation is Planned Development Project (PDP).

SUMMARY OF OUTSIDE AGENCY/PUBLIC NOTIFICATION RESPONSE:
See attached 3/14/15 email from John Pinzone, 215 San Casciano Lane, in opposition to this request.

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS (February 24, 2015):

Public Works Department: Professional Engineer to submit proposed redesign of drainage easement for Public Works review prior to public hearing.
Fire Department: No comments or objections.
Police Department: No comments or objections.
Building Division: No comments or objections.

PCD STAFF EVALUATION:
This request for plat vacation and reversion of subdivision would effectively eliminate two buildable lots in lieu of roadway extension for San Casciano Lane. The purpose of this extension is to create legal access to the 36 acres immediate east of the San Casciano subdivision, thus making it suitable for development. The applicant's request is consistent with city policies within the Bradenton Land Use Regulations. Specifically, Section 2.2.11.6 Reversion of Subdivision which states: *The City Council may, upon its own motion or recommendation by the Planning Commission, order the vacation and reversion to acreage of all or any part of a subdivision within its jurisdiction. This includes the vacation of streets and/or other parcels of land as permitted in Subsection 2.2.7.*

It is not anticipated that the platted 10' wide utility easement that spans both lots will be impacted by this request. The easement will remain unencumbered and accessible to appropriate utility providers. The platted 20' wide private drainage easement (Tract 'A') owned by the developer of the San Casciano PDP. In order to accommodate the roadway extension, this easement will be vacated and will require re-engineering to account for its elimination. The property owner's engineering consulting has proposed options for the handling of draining and these options are being reviewed by the Public Works Department for feasibility. The applicant has submitted an accompanying but separate request to vacate this easement, which is to be considered by the City Council only in accordance with city regulations.

STAFF RECOMMENDATION:
APPROVAL of RV.15.0727 in accordance with LUR Section 2.2.11.6 - Reversion of Subdivision.

PLANNING COMMISSION RECOMMENDATION (March 18, 2015):
APPROVAL of RV.15.0727 in accordance with LUR Section 2.2.11.6 - Reversion of Subdivision with the following stipulation:

1. Existing 18" pipe and grate shall be removed as part of an approved Easement Vacation request.
2. Upon issuance of Certificates of Occupancy for the remaining developable lots within the Cottages at San Casciano subdivision, Lots 16 and 17 shall be sodded and maintained by the developer (Rinehart Homes LLC) until such time as Lots 16 and 17 are developed into a functional roadway.
3. Proposed roadway extension shall not be used for construction access. Rinehart Homes LLC, or any subsequent developer, shall develop alternate construction ingress/egress to access adjacent properties.

CITY COUNCIL ACTION (April 8, 2015):

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PCD STAFF REPORT

Department of Planning & Community Development

PROJECT: **EV.15.0728**
TO: Mayor & City Council
FROM: Brady M. Woods, Development Services & Zoning Manager
DATE: 3/31/15
APPLICANT: Stephen Thompson, agent for Rinehart Homes LLC, owner
WARD: 4

PROJECT SYNOPSIS:	
Applicant's Request:	*Easement Vacation*
Location:	*119 & 123 San Lorenzo Ct (Zoned PDP)*
Staff Recommendation:	*Approval with stipulations*
City Council Action:	*TBD – April 8, 2015*

REQUEST: Applicant is requesting to vacate a 15-foot wide existing platted drainage easement for the stated purpose of creating legal access to the 36-acre tract immediately east.

LOCATION OF SUBJECT PROPERTY:
119 San Lorenzo Court (Lot 16) and 123 San Lorenzo Court (Lot 17) within the Cottages at San Casciano subdivision. A legal description is on file. The subject property is also located in Neighborhood 20.03.

CHARACTERISTICS OF THE SUBJECT PROPERTY:
Both lots are presently vacant; however, they are encumbered by a 20' wide private drainage easement along the east property lines.

HISTORY/PREVIOUS ACTION RELEVANT TO APPLICANT'S REQUEST:
The Cottages at San Casciano was originally approved by City Council as a master-planned residential PDP with 177 single family lots in 2007. The Final Subdivision Plat was approved by City Council on 2012.

ZONING ATLAS DESIGNATION:
Current zoning designation is Planned Development Project (PDP).

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS (February 24, 2015):

Public Works Department:	Professional Engineer to submit proposed redesign of drainage easement for Public Works review prior to public hearing. No objections.
Fire Department:	No comments or objections.
Police Department:	No comments or objections.
Building Division:	No comments or objections.

PCD STAFF EVALUATION:
No objections. The request for easement vacation is not detrimental to health, safety and welfare. Existing piping and utility structures must be removed from easement.

STAFF RECOMMENDATION:

APPROVAL of EV.15.0728 with the following stipulation(s):

1. Existing 18" pipe and grate shall be removed as part of an approved Easement Vacation request.

CITY COUNCIL ACTION (April 8, 2015):

brade

Request to Vacate

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400
www.bradenton.com

Name of Property Owner: Rinehart Homes LLC/Cottages of San Casciano HOA, Inc.

Owner Address: 6906 River Birch Ct, Bradenton, 34202/325 San Casciano Lane Telephone:

Name of Agent: Stephen W. Thompson, Esquire, Najmy Thompson, P.L. Telephone:

Agent Address: 1401 8th Ave. W., Bradenton, FL 34205 Telephone: 941-748-2216

Owner/Agent Email: sthompson@najmythompson.com

PROPERTY INFORMATION

Property Address: 119 and 123 San Lorenzo Ct, Bradenton 34208, part of 316 San Casciano Ln

Parcel ID: 1100701809, 1100701859, 1100705959 Acreage: .1162a+ .1159a+ 2,000 sq.ft.= .28a.

Zoning District: R-1 Single-Family *click to view Zoning map

Future Land Use: Low Density Residential *click to view Future Land Use map

Ward #: 4 - Bemis Smith *click to view Ward map

Neighborhood #: 20.03 *click to view Neighborhoods map

Indicate Type of Vacation Requested: ☐ Right-of-Way ☒ Easement ☐ Partial Vacation of Plat ☐ Revision of Plat

Before submitting an application to the Development Department to verify all the review process. City of Bradenton Planning Division staff is available to assist you with your initial information and to answer questions. Please check with the Planning & Community Development Department for current requirements. Incomplete applications will delay the review process.

MATERIALS REQUIRED

Right-of-Way Vacation
- Right-of-Way Vacation Application Fee - $1,230
- Letter of Request
- Documentation of Approval from Public and Private Utilities (see page 2 for Public and Private Utilities contact list)
- Legal Description of Right-of-Way to be Vacated
- Property Survey (signed & sealed within the last year)

Easement Vacation
Easement Vacation Review Fee: $300.
- Notarized Agent Authorization Form, if applicable
- Letter of Request
- Documentation of Approval from Public and Private Utilities (see page 2 for Public and Private Utilities contact list)
- Legal Description of Easement to be Vacated
- Property Survey (signed & sealed within the last year)

The owner of this property and/or the undersigned agree to conform to all applicable laws of the City of Bradenton and to all applicable Federal, State, and County laws.

Owner/Agent Signature Date

CITY STAFF ONLY

Application Fees:
Fee Required: $1,230 (Right-of-Way Vacation) / $300 (Easement Vacation)
FEE COLLECTED: $ 530.00
RECEIPT #:

Application Sufficiency:
Sufficient: ☐
Incomplete: ☐

PUBLIC HEARING #: EV 15-0727 / EV 15-0728

REVIEW DATES – PLANNING COMMISSION: 2/23/15 CITY COUNCIL: 4/8/15

REQUIRED: DRC: 2/4/15

RECEIVED 1/23/15 CITY OF BRADENTON PLANNING DEPT.

RV ONLY

Request to Vacate

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400
www.cityofbradenton.com

bradenton
The Riverwalk City

RIGHT-OF-WAY PROCEDURES

RIGHT-OF-WAY VACATION

The Development Review Committee (DRC), Planning Commission, and City Council shall review a request for right-of-way vacation to determine whether the requested vacation would be detrimental to public health, safety, welfare or convenience.

Upon receipt of the Planning Commission's recommendation, the City Council shall hold a public hearing on the request. The City Council shall make its determination, in light of the recommendation, their review, and public comments, whether the vacation is in the public interest. If a positive determination is made, City Council may pass a resolution vacating the requested property.

The City Clerk shall correct the records of the Clerk of the Circuit Court as necessary to revert the right-of-way to the appropriate owner(s). The vacation customarily reverts the right-of-way to all adjacent property owners in equal portions.

EASEMENT PROCEDURES

EASEMENT VACATION

The Development Review Committee (DRC) and City Council shall review a request for public easement vacation to determine whether the requested vacation would be detrimental to public health, safety, welfare or convenience.

City Council may approve the vacation of an easement only with a favorable recommendation from the Director of Public Works. Such approval may be conditioned upon the relocation at the applicant's expense of the easement and the utilities therein if so recommended.

The City Clerk shall correct the records of the Clerk of the Circuit Court as necessary to revert the easement to the appropriate owner(s).

UTILITIES CONTACT LIST

PUBLIC AND PRIVATE UTILITIES CHECKLIST

Approval from all public and private utility providers is required with submittal of an application for Easement or Right-of-Way Vacation. Please check the box(es) for those that apply and contact the following utility providers and supply documentation of their consent for vacation.

- [x] City of Bradenton
  Public Works & Utilities
  Claude Tankersley, Director
  1411 9th Street West
  Bradenton, FL 34205
  941.708.6300

- [ ] Florida Power and Light
  Greg Coker
  1253 12th Ave. E.
  Palmetto, FL 34221
  941.704.9087

- [ ] Verizon Florida Inc.
  John Plott, Eng. Section Mgr.
  1701 Ringling Blvd.
  Sarasota, FL 34236
  941.906.6722

- [ ] Bright House Communications
  Alex Fleming, Field Eng.
  5413 East State Road 64
  Bradenton, FL 34203
  941.345.1348

- [ ] Comcast Cable
  Steve Hoffman
  PO Box 1178,
  Sarasota, FL 34230
  941.342.2135

- [ ] Teco/Peoples Gas
  Ted Felegy, Eng. Rep.
  8261 Vico Ct.
  Sarasota, FL 34240
  941.342.4006

No others required

Agent Authorization Form

bradenton

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400
www.cityofbradenton.com

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 119 and 123 San Lorenzo Pl, Bradenton 34208, part of 316 San Carlos Dr

I, Stephen T. Rinehart, the registered property owner(s) of the above noted property, do hereby authorize

Stephen W. Thompson, Esq. — Print Name of Agent
Naimy Thompson, P.L. — Company Name

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standards and conditions applicable.

RECEIVED
FEB 19 2015
CITY OF BRADENTON
PLANNING DIVISION

AGENT AUTHORIZATION — REQUIRED

Signature of Owner(s) — Owner(s) Address (if different than property above)

Signature of Agent — Agent Address and Phone

NOTARY — REQUIRED

STATE OF FLORIDA, MANATEE COUNTY

The Foregoing instrument was acknowledged before me this 20 day of January,

produced personally known respectively, as

as identification and who did (did not) take an oath:

Signature

LUIS B SOLARI
Notary Public - State of Florida
My Comm. Expires Jul 18, 2017
Commission # FF 035936
through Nati

Luis Solari, Notary Public
Print Name

State of Florida
My Commission Expires: 7-18-17

RV. 15.0727
EV. 15.0728

NAJMY | THOMPSON P.
ATTORNEYS AT LAW

P (941 74

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)

SON

LAK

OTHER OFFICES:

AS INS×A

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n v l

2

RADENTON
1401 8TH AV NUE WEST
BRADENTO FL 34205
) 8-2216 F (941 748-2218

JOSEPH L. NAJMY•
STEPHEN W. THOMP
LOUIS J. NAJMY
RICHARD A. WELLER

MARK F. DAHLE, JR.•
MICHAEL J. SMITH•
RANDOLPH L. SMITH○•◊
MICHAEL S. HARSHMAN
GEOFFREY K. NICHOLS
TIMOTHY J. RUDGE±
SEAN M. KELLY

OF COUNSEL
HARRY W. H K

EWOOD RANCH (941) 907-3999
SARASOTA (941) 907-3999
ST PETERSBURG (727) 498-8975

•CERTIFIED PUBLIC ACCOUNTANT
BOARD CERTIFIED IN CIVIL TRIAL
AND BUSINESS LITIGATION
•LL. M. MASTERS IN TAXATION
◊ALSO ADMITTED IN IOWA
A SO ADMITTED IN MASSACHUSETTS
▪ALSO ADMITTED IN NEW YORK
±ALSO ADMITTED IN OHIO
○ALSO ADMITTED IN PENNSYLVANIA
◊ALSO ADMITTED IN RHODE ISLAND
☆ALSO ADMITTED N TEXAS

Jan ary 23, 2 15

Brady Woods, Development Se vices and Zoning Manager
City of Bradenton
Department of Planning and Comı unity De e opment
101 Old Main Street
Bradenton, FL 34205-6 58

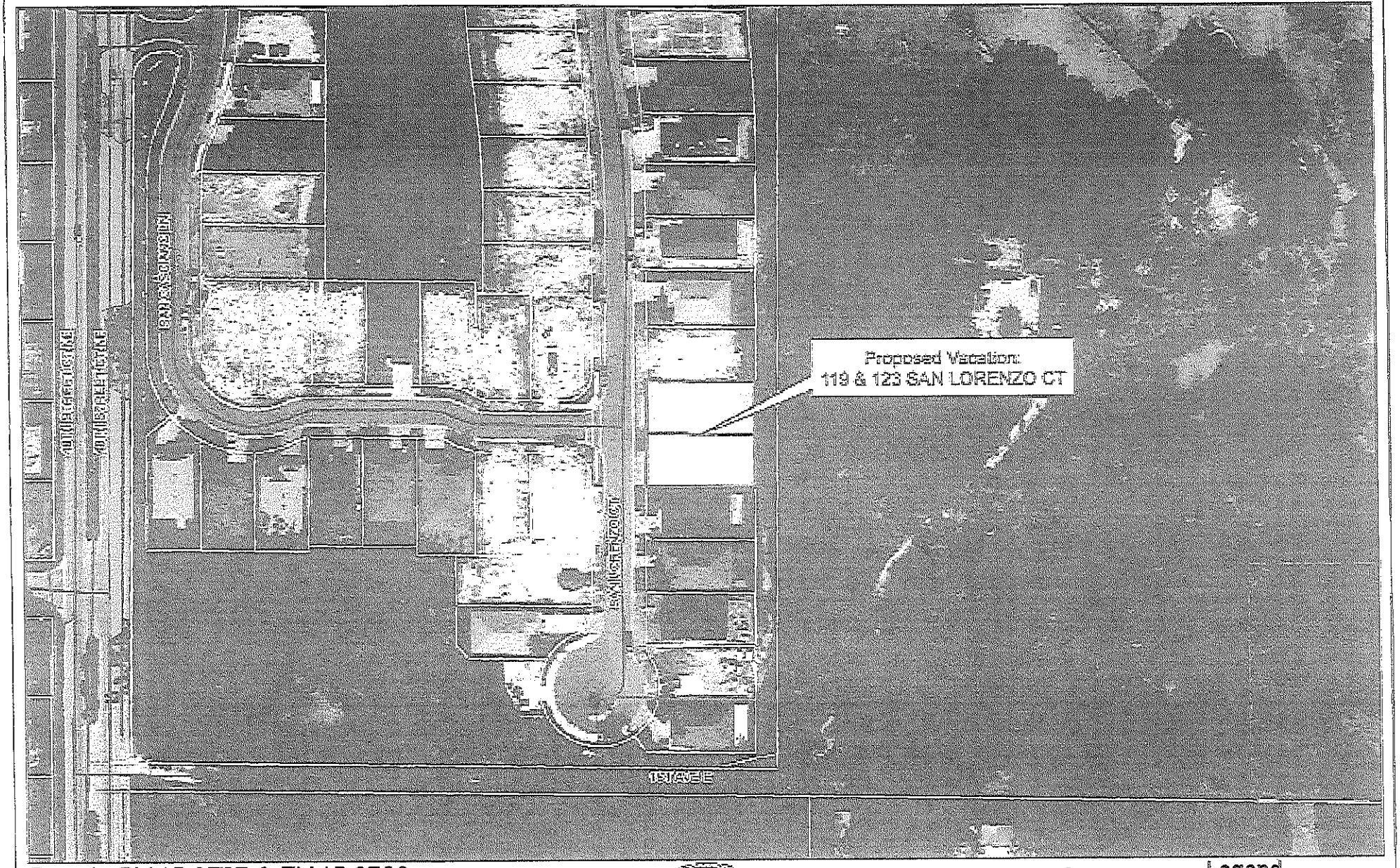
Re: Vacation Request

Deaı Mr. Woods:

This law firm represents Rinehart Homes, LLC, the owner of real property within the City of Bradenton ("City"). We have prepared the attached application for the vacation of two (2) lots within the Cottages at San Casciano Homeowners' Association, Inc. ("San Casciano"), and the vacation of a portion of Tract "A" immediately adjacent to these two (2) lots. The purpose of this request is to provide legal access to the 36-acre property immediately east of this property. This 36-acre tract east of San Casciano does not enjoy any other legal access and could not be developed without this access. When the prior owners of this 36-acre tract approached the City about access to this property, they were directed to discuss the possibility of access to this property through the San Casciano property. We have done so, and the vacation of these two (2) lots and that portion of Tract "A" will provide the requisite legal access into this property. Tract "A" is owned by San Casciano and San Casciano agrees to vacate this portion of Tract "A'.

The owners of lots within the San Casciano community have been made aware of this possibility, and it was included in the recorded association documents that there was a possibility that there would be access through the San Casciano development into this 36-acre tract.

RV. 15.0727
EV. 15.0728



Permit: RV.15.0727 & EV.15.0728
Agent: Stephen W. Thompson, Esq.
Owner: Rinehart Homes LLC/Cottages at San Casciano HOA, Inc.
Address: 119 & 123 SAN LORENZO CT

Prepared by Department of Planning and Community Development

EXHIBIT G
AERIAL

N

0 120 240 Feet

Legend
- Subject Parcels
- Parcels
- City Limits

Se i n____ ____ ____ s

T

SKETCH OF DESCRIPTION

ct'o 21 , Township 34 South, Range 18 Ea t
Manatee County, Florida

RV. 15.0727
EV. 15.0728

DESCRIP ION:

A PARCEL LYING AND BEING IN SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA BEING DESCRIBED AS LOT 16 & 17 AND THAT PORTION OF TRACT A BEING A 20 FOOT STRIP ADJACENT TO LOTS 16 & 17 COTTAGES AT SAN CASCIANO AS RECORDED IN PLAT BOOK 55, PAGE 42 PUBLIC RECORDS OF MANATEE COUNTY FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS: P F C

COMMENCE AT THE NORTHWEST CORNER OF LOT 17 COTTAGES AT SAN CASCIANO, AS RECORDED IN PLAT BOOK 55, PAGE 42, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE S.89°14'31"E. ALONG THE NORTH LINE OF SAID LOT 17 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 121.00 FEET TO THE EAST LINE OF SAID COTTAGES AT SAN CASCIANO SUBDIVISION; THENCE S.00°45'29"W. ALONG SAID EAST LINE OF COTTAGES AT SAN CASCIANO SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 OF SAID SUBDIVISION; THENCE N.89°14'31"W. ALONG THE SOUTH LINE OF SAID LOT 16 AND EASTERLY EXTENSION THEREOF, A DISTANCE OF 121.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16 ALSO BEING ON THE EAST RIGHT OF WAY LINE OF SAN LORENZO COURT; THENCE N.00°45'29"E. ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

BASED (ASSUM HOUT T R AND R.G IS SEA F SED SU D APPE IS NOT M OUT A D S R C IS NOT L E ZO COUR

2 CONTAINING 12,100 SQUARE FEET OR 0 28 ACRES, MORE OR LESS.

3. SUBJECT TO RESTRICTIONS OF RECORD IF ANY.

4.

PREPARED FOR:

NOTES:

1 BEARINGS ARE ON THE WEST R HT O WAY L NE O AN OR N T BEING N 00°45'29" E ED).
NOT VALID WIT HE SIGNATU E THE O I INAL RA ED L O A FLORIDA LICEN RVEYOR AN M R.
THIS SKETCH COMPLETE TH TH E C IPTI N
THIS SKETCH A SURVEY.

RECEIVED JAN 23 2015 CITY OF BRADENTON PLANNING DEPT.

NORTON HAMMERSLEY LOPEZ & K K
ATTN: DARREN IRVERSO

SCHAPPACHER SURVEYING, L.L.C
CERTIFICATE OF AUTHORIZATION LB 0007977
3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

GERALD D. STROOP, JR., PSM. No. 4679

SHEET OF 2 | ale: Sc NONE | rawn y: JM D | F b/P: NONE | DATE: 01/21/2015 JOB: S140178.1

Drawing name: H:\Land_Projects\HORSE RANCH S140178\dwg\VACATE LOTS 16&17 DESCRIPTION.dwg 8.5X11 (1) Jan 21, 2015 3:19pm by: XPalliser

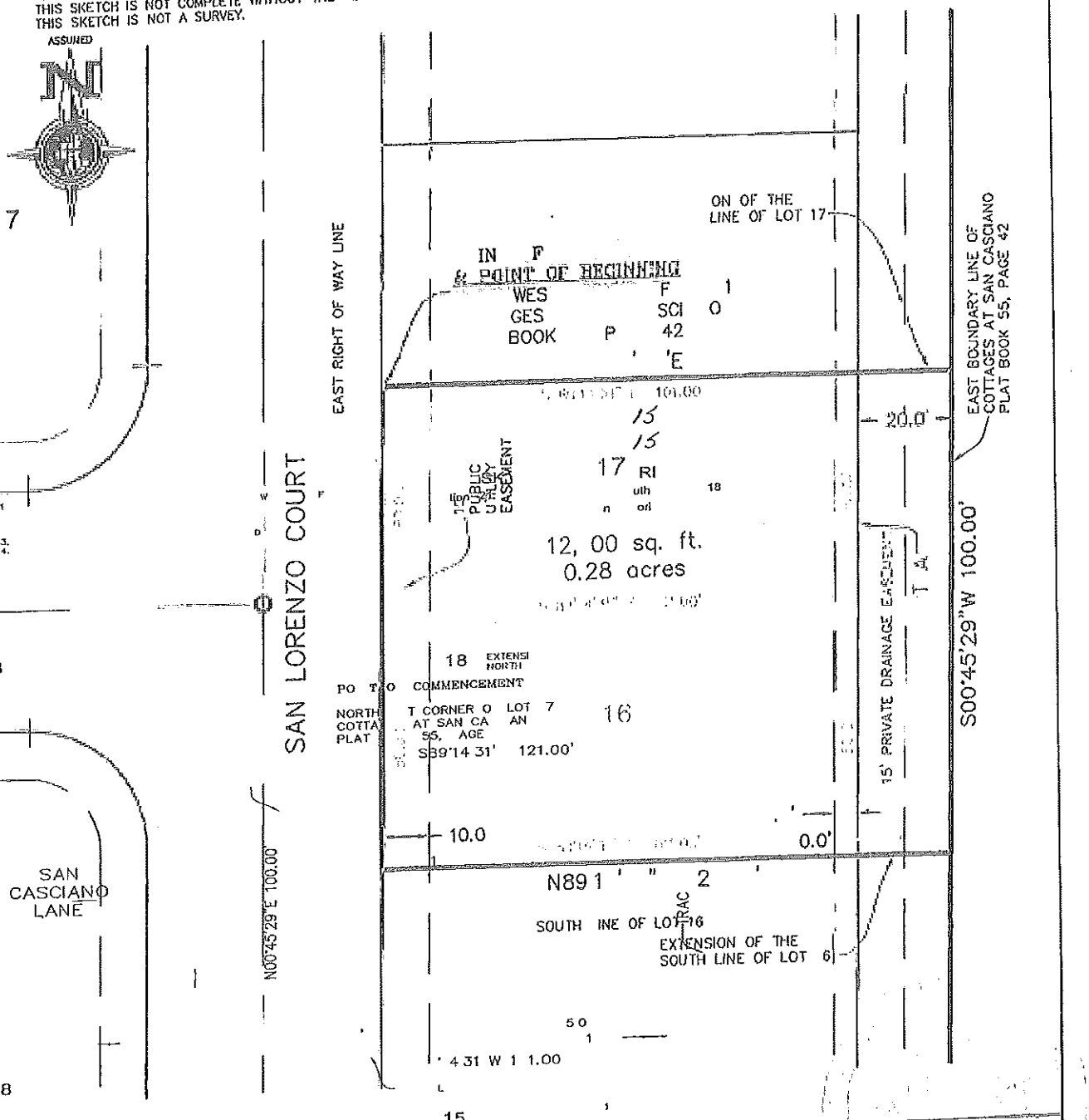
RV. .0727
EV. .0728

ETCH OF DESC PTION

Sec ____, Township 34 So, Range ____ East
Manatee Cou ty, Fl da

NOTES:

1. BEARINGS ARE BASED ON THE WEST RIGHT OF AY LINE O SAN LORENZO COURT BEING N 00°45'29" E (ASSUMED).
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
THIS SKETCH IS NOT COMPLETE WITHOUT THE ESCRIPTION.
THIS SKETCH IS NOT A SURVEY.



CHER SURVEYI
ATE OF AUTHORIZATIO
3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
(9 1) 748-8340 (941) 896-9938 FAX
NO. LB 0007976

SCHAPPA
CERTIFIC

G RAL , STROOP, J &PSM: No. 7

SHEE 2 OF	Scale: 1"= 30'	JMD awn by: N	FB/PG. ONE	DATE: 01/21/15 JOB: S140178.

Drawing name: H:\Land_Projects\HORSE RANCH S140178\dwg\VACATE LOTS 16&17 DESCRIPTION.dwg 8.5X11 (2) Jan 21, 2015 3:20pm by: XPNUser

Return to:
City of Bradenton, Department of Planning & Community Development
101 12th St, Bradenton, FL 34205

Permit No. RV.15.0727

Meeting and Date Planning Commission 3/18/15

CITY OF BRADENTON AFFIDAVIT
Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400 x 413 Fax: (941) 932-9534

Certification of Notice
Posting Prior to Public Hearing

I, Stephen W. Thompson, hereby certify that a sign has been posted at 119 and 123 San Lorenzo Ct. as of this date and for at least 10 days prior to the public hearing regarding the request of: Partial vacation of Plat to vacate Lots 16 and 17 of Cottages and San Casciano and to vacate a section of Tract "A".

Stephen W. Thompson Agent
Applicant's Signature

3-11-15
Date

The foregoing instrument was acknowledged before me this 11th day of March 2015, who produced as identification (personally known).

MELANIE G. MORAN
MY COMMISSION # FF 004062
EXPIRES: June 7, 2017
Bonded Thru Notary Public Underwriters

Melanie G. Moran
Notary Public, State of Florida & Seal

MELANIE G. MORAN

Return to:
City of Bradenton, Department of Planning & Community Development
101 12th St, Bradenton, FL 34205

Permit No. RV 15.0727

Meeting and Date City Council 4/8/15

CITY OF BRADENTON AFFIDAVIT
Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400 x 413 Fax: (941) 932-9534

Certification of Notice
Posting Prior to Public Hearing

I, Stephen W. Thompson, hereby certify that a sign has been posted at 119 and 123 San Lorenzo Ct. as of this date and for at least 10 days prior to the public hearing regarding the request of: Partial vacation of Plat to vacate Lots 16 and 17 of Cottages at San Casciano and to vacate a section of Tract "A".

Stephen W. Thompson Agent — 3-11-15

Applicant's Signature — Date

The foregoing instrument was acknowledged before me this 17th day of March 2015, who produced as identification (Personally Known).

Melanie G. Moran

Notary Public, State of Florida & Seal

MELANIE G. MORAN

MELANIE G. MORAN
MY COMMISSION # FF 004062
EXPIRES: June 7, 2017
Bonded Thru Notary Public Underwriters

SCHOOL BOARD

Robert C. Gause
Chair

Dave "Watchdog" Miner
Vice Chair

Mary Cantrell

Karen Carpenter

Charlie Kennedy

SUPERINTENDENT

Rick W. Mills

1 Matzke Way
Bradenton, FL
34208
PH. (941) 708-8800
FAX. (941) 708-8832
www.manateeschools.net

SCHOOL DISTRICT OF MANATEE COUNTY

March 17, 2015

Mr. Brady Woods
City of Bradenton
101 Old Main Street
Bradenton, FL 34205

RE: School Report – RV.15.0727 The Cottages at San Casciano

Dear Mr. Woods,

This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development application for The Cottages at San Casciano. This report is intended to be only information and analysis to assist the City of Bradenton in its land-use decision.

The application is regarding land development pertaining to approximately .28 acres located at 119 and 123 San Lorenzo Ct, Bradenton. The applicant has requested approval of a Request to Vacate (RV) two previously approved single-family lots to create legal access to the 36 acres east of the development. This application will decrease the number of Grandfathered dwelling units from 99 to 97 single-family dwelling units.

This is a courtesy review and there is no fee for this report.

School Service Area and Current School Attendance Zones

This property is located in School Service Area 3 for school planning and concurrency purposes. The 2014-2015 school attendance zones are as follows:

1. Bashaw Elementary
2. Carlos B. Haile Middle School
3. Braden River High School

Five Year Capital Improvements Plan (CIP)

The School Board of Manatee County's 2014-2015 Five-Year Capital Improvement Plan does not include any capacity related improvements within the next five years.

Projected Educational Facilities Impact Fee

There has been a moratorium on the collection of Educational Facilities Impact Fees since July 27, 2009. On May 27, 2014, the School Board approved a request for an extension of the moratorium through July 27, 2015.

Projected Student Generation
The Cottages at San Casciano for 97 single-family dwelling units could potentially generate the following projected number of students based on the Student Generation Rate:

- Elementary Students: 17
- Middle Students: 9
- High School students: 11

Total: 37

Preliminary School Concurrency Analysis
The School Board of Manatee County and the City of Bradenton have adopted a school concurrency management system. This development application received Final Site Plan approval prior to June 30, 2007 and is Grandfathered (exempt) from School Concurrency and **is not** required to obtain a Certificate of Level of Service for Public School Facilities.

Development Compatibility
The Cottages at San Casciano project is not located adjacent to an existing school site and appears to be compatible with nearby school sites.

Projected School Sites
A school site is not being requested within the property boundaries.

Sidewalks and Bicycle Paths
The Cottages at San Casciano is not located within the two mile walking radius of an existing school. The plans provide for a sidewalk on one side of all internal roadways and there is a sidewalk along the east side of 48th St. Ct. NE. The School District is not requesting additional sidewalks or bicycle paths for this project at this time.

Crosswalks, Traffic Signalization, School Signs & Markings
The School District is not requesting school signs or markings for this project at this time.

Transportation, Bus Stops, and Bus Shelters
The Cottages at San Casciano is not located within the two mile walking radius of an existing school. At this time, the School District intends to utilize the existing bus stops for this development.

If you have any questions regarding this School Report, feel free to contact me at 708-8800 Ext 1056.

Sincerely,

Mike Pendley
Executive Planner

Karen Aihara RV. 15.0727

From: Timothy Polk
Sent: Monday, March 16, 2015 10:16 AM
To: Brady Woods; Tatiana Gonzalez
Cc: Karen Aihara
Subject: FW: Reference RV.15.0727 Meeting March 18, 2015 2PM.

FYI - Tim

From: John Pinzone [mailto:jpinzone11@gmail.com]
Sent: Saturday, March 14, 2015 4:46 PM
To: Timothy Polk
Subject: Reference RV.15.0727 Meeting March 18, 2015 2PM.

Since we may be out of town during the date of the hearing, I am submitting my opposition to this proposal. I understand that Rinehart Homes, LLC is making application to re-zone these 2 lots with the intention of developing the property directly to the East of our development (The Cottages of San Casciano). We, the vast majority of neighbors I have spoken to, are very opposed to this IF Rinehart does not provide an alternate roadway into the new property. 1st Street would be an ideal access point but it would entail considerable roadwork and expense. We do not want more trucks using San Casciano Lane as the main access into the new property disturbing our tranquility and endangering our neighbors' and visiting children. We have experienced noisy trucks speeding and driving over lawns during the construction of the Cottages. Now that the community is nearly built out, we can finally enjoy the community and settings we purchased. Had I been told that this new development was planned, I would never have bought this full-time retirement home.

John A. Pinzone
215 San Casciano Lane
Bradenton, Fl 34208
(214) 708-5658

RECEIVED
MAR 16 2015
CITY OF BRADENTON
PLANNING DEPT.

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.

To: Planning Commission

Project: RV.15.0727

Ward: 4

Project synopsis

Applicant's Request: Plat Vacation and Reversion of Subdivision

Location: 119 and 123 San Lorenzo Ct (Zoned PDP)

Questions: From Homeowners at The Cottages at San Casciano

1. Why did the law firm representing Reinhart Homes, LLC in writing to Bradley Woods, Development and Zoning Manager, City of Bradenton, state there is that no other legal access to the 36 acres? (See page 7 area A) If this is indeed a true statement, why did Rinehart Holmes LLC executed, and have notarized on July 24, 2012, (See page 17A) a Declaration of Maintenance and Land Use Provisions of The Cottages At San Casciano (See page 15) which states just the opposite of the above statement section 2.1 (See Page 17) As to Tract F as shown on record plat. (See Page 20) again on Exhibit "C" (see Page 19).
2. Why did the law firm representing Reinhart Homes, LLC in writing to Bradley Woods, Development and Zoning Manager, City of Bradenton, state that the owners of lots within the San Casciano community have been made aware of this possibility, and it was included in the recorded association documents that there was a possibility that there would be access through San Casciano development into the 36 acre tract? (See Page 7 area B). Once again if indeed this is a true statement, why did Rinehart Holmes LLC executed, and have notarized on July 24, 2012, (See page 17A) a Declaration of Maintenance and Land Use Provisions of The Cottages At San Casciano (See page 15) which states just the opposite of the above statement section 2.1 (See Page 17) As to Tract F as shown on record plat. (See Page 20) again on Exhibit "C" (see Page 19).

3. Why is Rinehart Homes, LLC, not abiding by the Declaration of Maintenance and Land Use Provisions of The Cottages At San Casciano (See page 15) which they provided at time of purchase to homeowners? Section 2.1 (See Page 17) As to Tract F as shown on record plat. (See Page 20) again on Exhibit "C" (see Page 19).

Conclusion:

Since Rinehart Homes, LLC in writing Exhibit "C" (See page 19) states "Tract "F" consists of a possible future roadway to serve property to the East/South.", we are OPPOSED to the request RV.15.0727. After reviewing the material we supplied The City of Bradenton Planning Commission, we are requesting The City of Bradenton Planning Commission to also vote not to approve the request RV.15.0727.

Thank you for taking your time and expertise to evaluate our request.

Marc R Pease and Homeowners at The Cottages at San Casciano

(1)

bradenton
The Friendly City

PCD STAFF REPORT
Department of Planning & Community Development

PROJECT: **RV.15.0727**
TO: Planning Commission
FROM: Brady M. Woods, Development Services & Zoning Manager
DATE: 3/5/15
APPLICANT: Stephen Thompson, agent for Rinehart Homes LLC, owner
WARD: 4

PROJECT SYNOPSIS:	
Applicant's Request:	*Plat Vacation and Reversion of Subdivision*
Location:	*119 & 123 San Lorenzo Ct (Zoned PDP)*
Staff Recommendation:	*Approval*
Planning Commission Recommendation:	*TBD – March 18, 2015*
City Council Action:	*TBD – April 8, 2015*

REQUEST: Applicant is requesting the vacation/abandonment of two previously approved lots platted for single family residential development for the stated purpose of creating legal access to the 36-acre tract immediately east.

LOCATION OF SUBJECT PROPERTY:
119 San Lorenzo Court (Lot 16) and 123 San Lorenzo Court (Lot 17) within the Cottages at San Casciano subdivision. A legal description is on file. The subject property is also located in Neighborhood 20.03.

CHARACTERISTICS OF THE SUBJECT PROPERTY:
Both lots are presently vacant; however, they are encumbered by a 10' wide utility easement along the west property lines and a 20' wide private drainage easement along the east property lines.

HISTORY/PREVIOUS ACTION RELEVANT TO APPLICANT'S REQUEST:
The Cottages at San Casciano was originally approved by City Council as a master-planned residential PDP with 177 single family lots in 2007. The Final Subdivision Plat was approved by City Council on 2012.

ZONING ATLAS DESIGNATION:
Current zoning designation is Planned Development Project (PDP).

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENTS (February 24, 2015):

Public Works Department:	Professional Engineer to submit proposed redesign of drainage easement for Public Works review prior to public hearing.
Fire Department:	No comments or objections.
Police Department:	No comments or objections.
Building Division:	No comments or objections.

PCD STAFF EVALUATION:
This request for plat vacation and reversion of subdivision would effectively eliminate two buildable lots in lieu of roadway extension for San Casciano Lane. The purpose of this extension is to create legal access to the 36 acres immediate east of the San Casciano

subdivision, thus making it suitable for development. The applicant's request is consistent with city policies within the Bradenton Land Use Regulations. Specifically, Section 2.2.11.6 Reversion of Subdivision which states: *The City Council may, upon its own motion or recommendation by the Planning Commission, order the vacation and reversion to acreage of all or any part of a subdivision within its jurisdiction. This includes the vacation of streets and/or other parcels of land as permitted in Subsection 2.2.7.*

It is not anticipated that the platted 10' wide utility easement that spans both lots will be impacted by this request. The easement will remain unencumbered and accessible to appropriate utility providers. The platted 20' wide private drainage easement (Tract 'A') owned by the developer of the San Casciano PDP. In order to accommodate the roadway extension, this easement will be vacated and will require re-engineering to account for its elimination. The property owner's engineering consulting has proposed options for the handling of draining and these options are being reviewed by the Public Works Department for feasibility. The applicant has submitted an accompanying but separate request to vacate this easement, which is to be considered by the City Council only in accordance with city regulations.

STAFF RECOMMENDATION:
APPROVAL of RV.15.0727 in accordance with LUR Section 2.2.11.6 - Reversion of Subdivision.

PLANNING COMMISSION RECOMMENDATION (March 18, 2015):

CITY COUNCIL ACTION (April 8, 2015):

3

CITY OF BRADENTON

DEVELOPMENT REVIEW COMMITTEE

COMMENT SHEET

Application # RV.15.0727 / EM.15.0728 **DRC Date:** Feb 24, 2015

Project Name: San Casciano ROW and Easement Vacation

PUBLIC WORKS DEPARTMENT	**Official:** Kim Clayback, PE
Professional engineering to submit proposed redesign of drainage easement for Public Works review prior to first public hearing.	

FIRE DEPARTMENT	**Official:** Fire Marshal K. Langston
No objections	

POLICE DEPARTMENT	**Official:** Officer K. Camacho
No objections	

PCD DEPARTMENT	**Official:** Tim Polk
No objections	

DRC Determination: ☐ Approve ☐ Deny ☒ Forward to Public Hearing

(4)

Reques o Vacate

I pa lment of Planning & Co unity Development
101 ld Main Stre Bradenton, Fl. 34205
Ph: (941) 932-9400
w l ofbradenton.com

a de on

Pro ddre

Par 100 Acrea e:

rict: Ful Low Density Residential

omis S ill

Name of Property Owner: Rinehart Homes LLC/Cottages of San Casciano Hoa

Owner Address: 6936 River Birch Ct, Bradenton, 34202/325 San Casciano Lane Telephone:

Name of Agent: Stephen W. Thompson, Esquire, Nalmy Thompson, P.L.

Agent Address: 401 8th Ave. W., Bradenton, Fl. 34205 Telephone: 941-748-2216

Owner/Agent Email: sthompson@nalmythompson.com

perty A ss: 119 and 123 San Lorenzo Ct, Bradenton 34208, part of 316 San Casciano Ln

cel ID: 701809.1100701859,1100705959 g .1162a+ .1159a+ 2,000 sq ft.= 28a

Zoning Dist R.1 Single-Family

Ward #: 4 - B

Neighborhood #: 20 03

Indicate Type of Vacation R uested: Right

Before submitting an application to the City of Bradenton, pl se check with the Planning & Co munity Development Department to verify all essential information for revie is present. Incomplete applications ill delay the review process.

Right-of-Way Vacation

- Right-of-Way Vacation Application F c $ .23
- Letter of Request
- Documentation of Approval from P l one Private Utilities (s e age for Public and Priv J contact list)
- Legal Description of Right-of-Way to be V acated
- Property Survey (signed & sealed within the last 3 y ns)

Easement Vacation

- Easement Vacation Review Fee: $300.
- Notarized Agent Authorization Form, if ap l ab
- Letter of Request
- Documentation of App oval from Public a Private Utilities (see page 2 for Public n P vat U l contact list)
- Legal Description of Easement to be Vacated
- Property Survey (signed, sealed within the last 3 y ns)

The owner o this property and/or the u ersigned agree to contour all applicable laws of the City of Bradenton and to all a plica edera State, and County laws.

ature of nor/Applicant

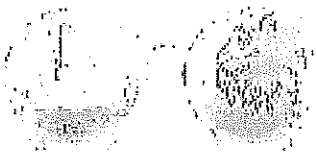
Application Fees:
Fee Required: $1,230 (Right-of-Way Vacate
$300 (Easement Vacation)
FEE COLLECTED: $530 00
RECEIPT #

Application Sufficiency:
Sufficient:
Incomplete:

APPLICATION

3.18.15

CITY STAFF ONLY — CONTACT INFORMATION — PROPERTY INFORMATION — MATERIALS FOR REVIEW — REQUIRED — CITY COUNCIL — PLANNING COMMISSION — REVIEW DATES — TO BE COMPLETED BY CITY STAFF — DRC



bradenton

Request to Vacate

Department of Planning & Community Development
101 Old Main Street, Bradenton, FL 34205
Ph: (941) 932-9400
www.cityofbradenton.com

RIGHT-OF-WAY PROCEDURES

RIGHT-OF-WAY VACATION

The Development Review Committee (DRC), Planning Commission, and City Council shall review a request for right-of-way vacation to determine whether the requested vacation would be detrimental to public health, safety, welfare or convenience.

Upon receipt of the Planning Commission's recommendation, the City Council shall hold a public hearing on the request. The City Council shall make its determination, in light of the recommendation, their review, and public comments, whether the vacation is in the public interest. If a positive determination is made, City Council may pass a resolution vacating the requested property.

The City Clerk shall correct the records of the Clerk of the Circuit Court as necessary to revert the right-of-way to the appropriate owner(s). The vacation customarily reverts the right-of-way to all adjacent property owners in equal portions.

EASEMENT PROCEDURES

EASEMENT VACATION

The Development Review Committee (DRC) and City Council shall review a request for public easement vacation to determine whether the requested vacation would be detrimental to public health, safety, welfare or convenience.

City Council may approve the vacation of an easement only with a favorable recommendation from the Director of Public Works. Such approval may be conditioned upon the relocation, at the applicant's expense of the easement and the utilities therein if so recommended.

The City Clerk shall correct the records of the Clerk of the Circuit Court as necessary to revert the easement to the appropriate owners.

UTILITIES CONTACT LIST

PUBLIC AND PRIVATE UTILITIES CHECKLIST

Approval from all public and private utility providers is required with submittal of an application for Easement or Right-of-Way Vacation. Please check the box(es) for those that apply and contact the following utility providers and supply documentation of their consent for vacation.

y of Bradenton
Public Works & Utilities
Claude Tankersley, Director
1411 9th Street West
Bradenton, FL 34205
941.708.6300

☐ Florida Power and Light
Greg Coker
1263 12th Ave. E.
Palmetto, FL 34221
941.704.9087

Verizon Florida Inc.
John Plott, Eng. Section Mgr.
1701 Ringling Blvd.
Sarasota, FL 34236
941.906.6722

☐ Bright House Communications
Alex Fleming, Field Eng.
5413 East State Road 64
Bradenton, FL 34203
941.345.1348

No others required

☐ Comcast Cable
Steve Hoffman
PO Box 1178.
Sarasota, FL 34230
941.342.2135

☐ Teco/Peoples Gas
Ted Felegy, Eng. Rep.
8261 Vico Ct.
Sarasota, FL 34240
941.342.4006

(6)

Agent Authorization Form

Department of Planning & Community Development
1112 Manatee Ave. West, Bradenton, FL 34205
Ph: (941) 932-9400
www.cityofbradenton.com

PLANNING & ZONING AGENT AUTHORIZATION FORM

Property Address: 119 ... Suncoast ...

I, Stephen L. Rinehart ... registered property owner(s) of the above noted property, do hereby authorize:

Stephen W. ... Esq. ... (Print Name of Agent) ... (Company Name)

to act on my behalf ... necessary for the processing, ... and acceptance of this ... application and any ... of the application.

Signature of Owner(s) ... Address (if different than above)

Signature of Agent ... Address & Phone

AGENT AUTHORIZATION ...

STATE OF FLORIDA, COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 20 day of January ... who is personally known ... respectively, as identification and who did ... take an oath.

Signature of Notary ...

LISA SOLARI
Notary Public, State of Florida
My Commission Expires Jul 18, 2017

Lisa Solari, Notary Public
Print Name

Commission Expires: 7-18-17

RV 15 0727
EL 15 0728

City of Bradenton ...

NAJMY THOMPSON, P.L.
ATTORNEYS AT LAW

1najmythompson.com

Joseph L. Najmy
Scott W. Thompson
Louis J. Najmy
Richard A. Weed

Mark F. Daley, Jr.•
Michael J. Smith•
Randolph L. Smith, II•
Michael S. Hasselman, II•
Geoffrey K. Nichols
Timothy J. Rudge•
Sean M. Kelly

Of Counsel:
Harry W. Harkness•

Bradenton
1401 6th Avenue West
Bradenton, FL 34205
P (941) 479-3556 F (941) 748-5478

Sarasota
Lakewood Ranch (941) 907-3990
Sarasota (941) 907-3999
St. Petersburg (727) 498-3978

•Certified Public Accountant
•Board Certified in Civil Trial and Business Litigation
•LL.M. Master in Taxation
•Also Admitted in Iowa
•Also Admitted in Massachusetts
•Also Admitted in New York
•Also Admitted in Ohio
•Also Admitted in Pennsylvania
•Also Admitted in Rhode Island
•Also Admitted in Texas

January 23, 2015

Brady Woods, Development Services and Zoning Manager
City of Bradenton
Department of Planning and Community Development
101 Old Main Street
Bradenton, FL 34205-6258

Re: Vacation Request

Dear Mr. Woods:

This law firm represents Rinehart Homes, LLC, the owner of real property within the City of Bradenton ("City"). We have prepared the attached application for the vacation of two (2) lots within the Cottages at San Casciano Homeowners' Association, Inc. ("San Casciano"), and the vacation of a portion of Tract "A" immediately adjacent to these two (2) lots. The purpose of this request is to provide legal access to the 36-acre property immediately east of this property. This 36-acre tract east of San Casciano does not enjoy any other legal access and could not be developed without this access. When the prior owners of this 36-acre tract approached the City about access to this property, they were directed to discuss the possibility of access to this property through the San Casciano property. We have done so, and the vacation of these two (2) lots and that portion of Tract "A" will provide the requisite legal access into this property. Tract "A" is owned by San Casciano and San Casciano agrees to vacate this portion of Tract "A".

The owners of lots within the San Casciano community have been made aware of this possibility, and it was included in the recorded association documents that there was a possibility that there would be access through the San Casciano development into this 36-acre tract.

RV. 15. 0727
EV. 15. 0728

8

Please do not hesitate to call should need any additional information or have any questions about this application.

Sincerely yours,

Stephen W. Thompson
Firm Principal
Email: sthompson@cajmythompson.com

SWT/mgm
Enclosures

cc: Rinehart Homes, LLC

9

SKETCH OF DESCRIPTION

Section 21 , Township 34 South, Range 18 East
Manatee County, Florida

RV. 15.0727
EV. 15.0728

DESCRIPTION:

A PARCEL LYING AND BEING IN SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA BEING DESCRIBED AS LOT 16 & 17 AND THAT PORTION OF TRACT A BEING A 20 FOOT STRIP ADJACENT TO LOTS 16 & 17 COTTAGES AT SAN CASCIANO AS RECORDED IN PLAT BOOK 55, PAGE 42 PUBLIC RECORDS OF MANATEE COUNTY FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 17 COTTAGES AT SAN CASCIANO, AS RECORDED IN PLAT BOOK 55, PAGE 42, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA SAID POINT BEING THE POINT OF BEGINNING; THENCE S.89°14'31"E. ALONG THE NORTH LINE OF SAID LOT 17 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 121.00 FEET TO THE EAST LINE OF SAID COTTAGES AT SAN CASCIANO SUBDIVISION; THENCE S.00°45'29"W. ALONG SAID EAST LINE OF COTTAGES AT SAN CASCIANO SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 OF SAID SUBDIVISION; THENCE N.89°14'31"W. ALONG THE SOUTH LINE OF SAID LOT 16 AND EASTERLY EXTENSION THEREOF, A DISTANCE OF 121.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16 ALSO BEING ON THE EAST RIGHT OF WAY LINE OF SAN LORENZO COURT; THENCE N.00°45'29"E. ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 12,100 SQUARE FEET OR 0.28 ACRES, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

1. BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF SAN LORENZO COURT BEING N 00°45'29" E (ASSUMED).
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS SKETCH IS NOT COMPLETE WITHOUT THE DESCRIPTION
4. THIS SKETCH IS NOT A SURVEY.

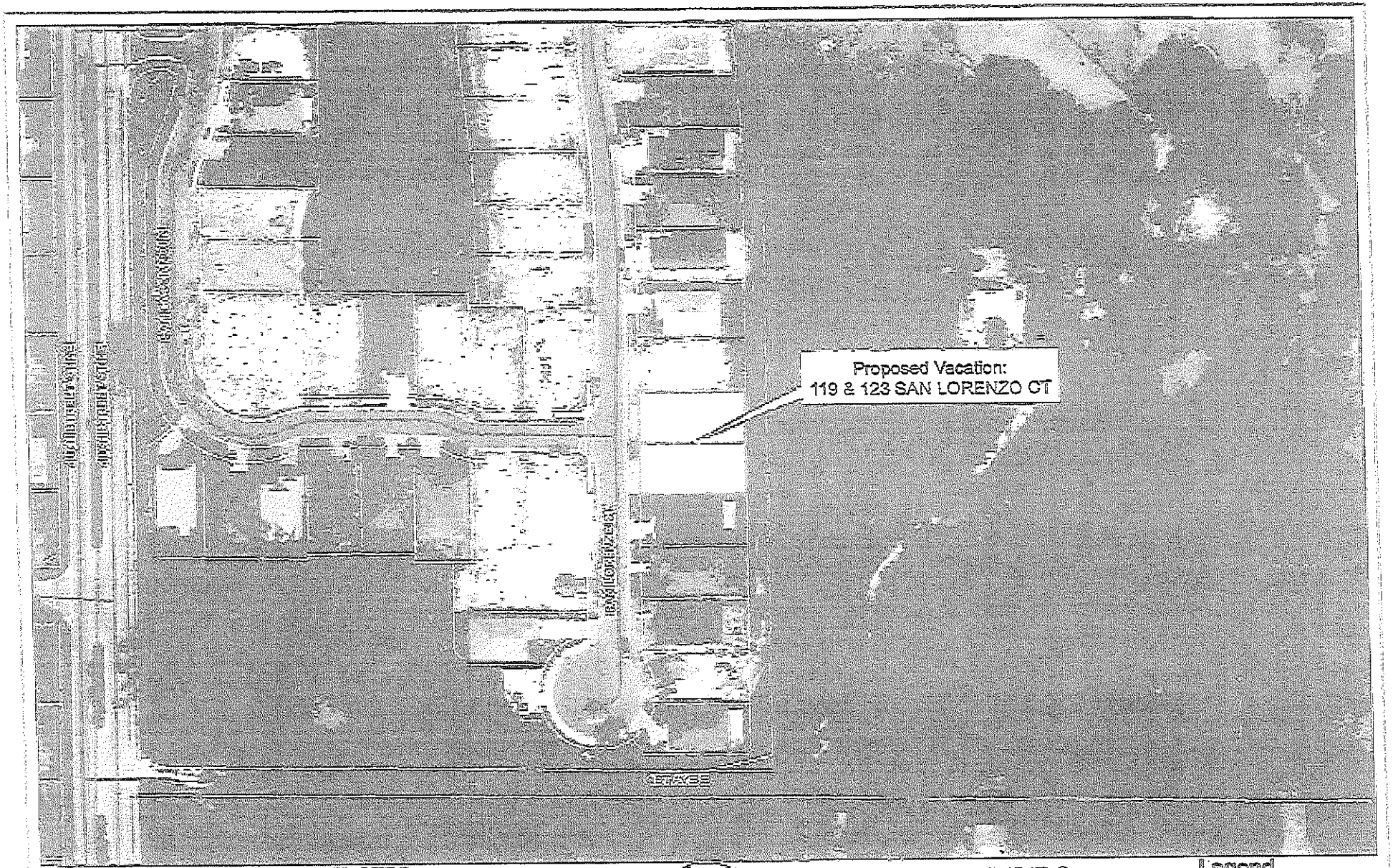
PREPARED FOR:

NORTON HAMMERSLEY LOPEZ & SKOKOS, PA
ATTN: DARREN INVERSO

SCHAPPACHER SURVEYING, L.L.C
CERTIFICATE OF AUTHORIZATION LB 0007977
3604 53RD AVENUE EAST
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9839 FAX
GERALD D. STROOP, JR., PSM, No. 4670

SHEET 1 OF 2	Scale: NONE	Drawn by: JM	FB/PG: NONE	DATE: 01/21/2015 JOB: S140178.1

Drawing name: H:\Land_Projects\HORSE RANCH S140178\dwg\VACATE LOTS 16&17 DESCRIPTION.dwg 8.5X11 (1) Jan 21, 2015 3:19pm by: KPMUser



Permit: RV.15.0727 & EV.15.0728
Agent: Stephen W. Thompson, Esq.
Owner: Rinehart Homes LLC/Cottages at San Casciano HOA, Inc.
Address: 119 & 123 SAN LORENZO CT

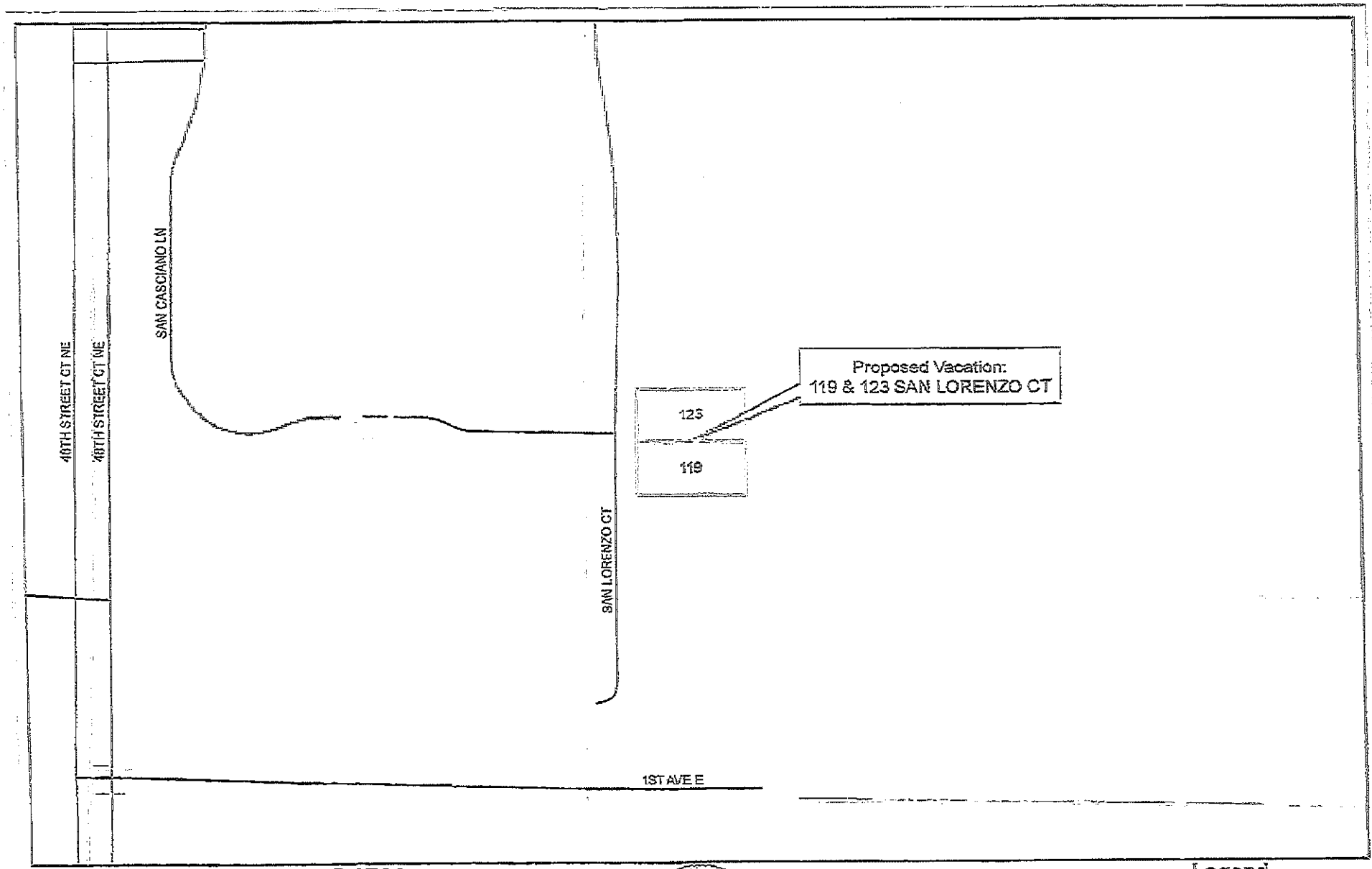
Prepared by Department of Planning and Community Development

EXHIBIT G
AERIAL

N

0 120 240 Feet

Legend
Subject Parcels
Parcels
City Limits



Permit: RV.15.0727 & EV.15.0728
Agent: Stephen W. Thompson, Esq.
Owner: Rinehart Homes LLC/Cottages at San Casciano HOA, Inc.
Address: 119 & 123 SAN LORENZO CT

Prepared by Department of Planning and Community Development

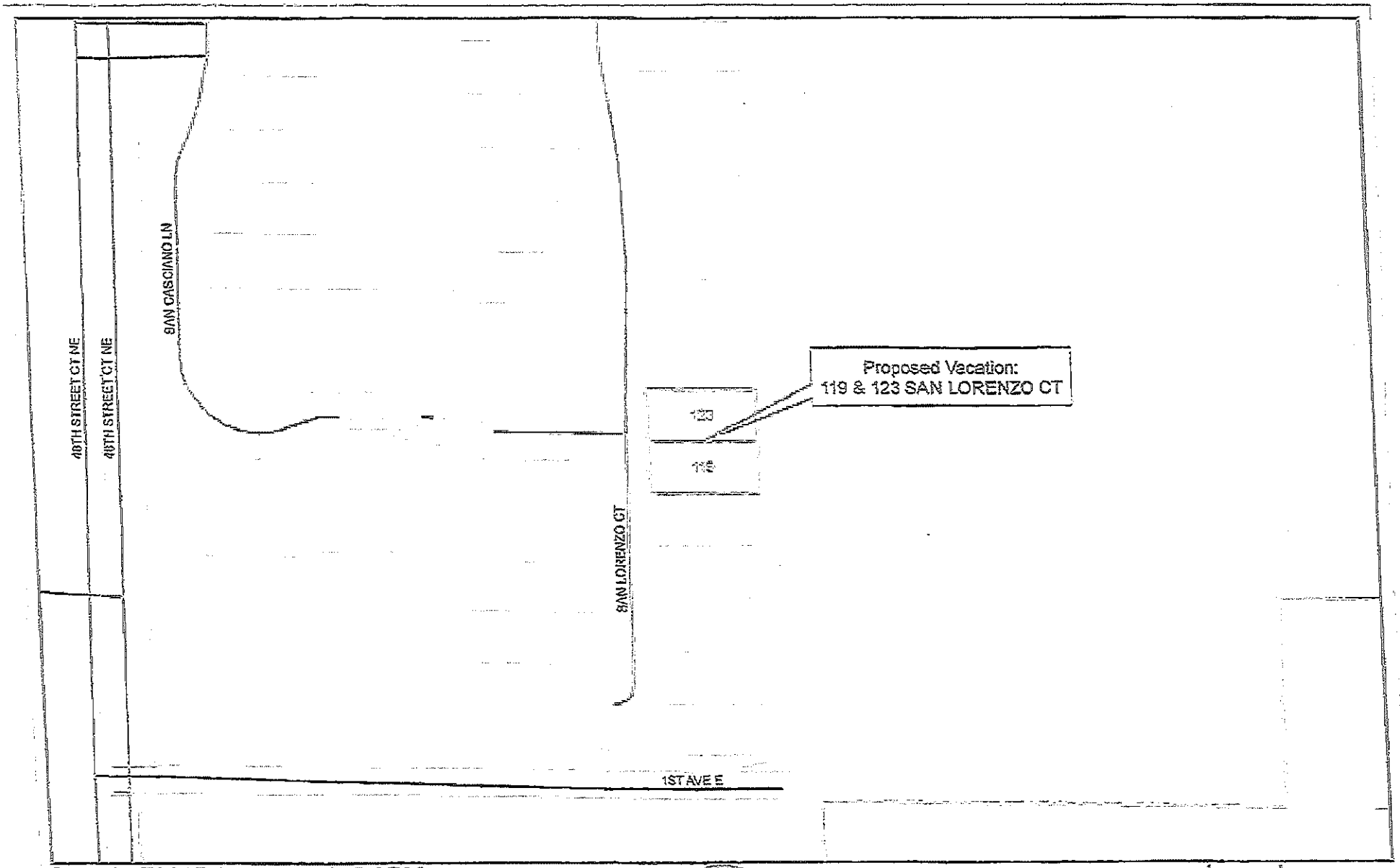
EXHIBIT G
ZONING

N

0 120 240 Feet

Legend
Subject Parcels
Parcels
Zoning
City Limits

2



Permit: RV.15.0727 & EV.15.0728
Agent: Stephen W. Thompson, Esq.
Owner: Rinehart Homes LLC/Cottages at San Casciano HOA, Inc.
Address: 119 & 123 SAN LORENZO CT

Prepared by Department of Planning and Community Development

EXHIBIT G
FUTURE LAND USE

N

0 120 240 Feet

Legend
- Subject Parcels
- Parcels
- Future Land Use
- City Limits

(G)

Stephen Thompson

From:	Rinehart Homes <rineharthomes@gmail.com>
Sent:	Monday, February 23, 2015 4:44 PM
To:	Stephen Thompson; Brett Decklever
Cc:	Ralph Rhodes; Darren Inverso
Subject:	DRC

14

Steve,

Just spoke with Ralph Rhodes, the Engineer of Record for Cottages at San Casciano. He is not available for tomorrows DRC meeting. However, he has looked at the plans and believes there is an easy solution. Currently, there is a yard inlet behind lot 17. The north/south pipe will stay and Ralph would recommend removing the yard inlet behind lot 17 and installing one to the north behind lot 18 and one to the south behind lot 15.

Questions for DRC:

Will Vacation occur before phase 2 platting?
How will Right of Way be handled for San Casciano phase 2 and vacation?
Does the council want engineered drawings for redesigned drainage and utilities abandonment for lots 16 and 17?

Thanks

Steve

RV. 15.0727
EV. 15.0728

RECEIVED
FEB 24 2015
CITY OF BRADENTON
PLANNING DEPT.

title to the land to be added shall also be recorded in the Public Records of Manatee County, Florida. Additionally, in order to facilitate any such addition at a later date, Developer, on behalf of itself and the Association, agrees to cooperate in the further creation or modification of applicable portions of Common Areas or Tracts, and to execute any required plat amendments or modifications, so that any such additional land may be properly added and made a part of the subject subdivision.

Section 1.2 *Utility Easements.* Developer reserves a perpetual easement on, over and under roads, sidewalks, pathways, recreation areas, common areas and buffers in The Cottages at San Casciano to erect, construct, maintain and use towers, poles, wires, cables, conduits, mains, lines, ditches, drains, and equipment, for the installation, maintenance, transmission and use of utilities including, but not limited to, utilities associated with electrical, water, sewer, storm water, telephone, television, gas, internet, communication or other services. Developer shall assign its rights under this paragraph, under such terms and conditions as it may deem appropriate, to public or private utilities. Developer reserves perpetual easements for the surface water management system and its appurtenances, to run in favor of Association for maintenance and management purposes. These easements shall also run in favor or the Southwest Florida Water Management District ("SWFWMD") and City of Bradenton. Developer further reserves the right to establish such additional easements, or to modify existing easements, as may be necessary to accommodate the utilities mentioned herein which easements will be shown on the Plat of The Cottages at San Casciano, recorded in the plat book or the public records of Manatee County, or to accommodate any modifications or amendments of said plat in the event that additional lands may later be added to the subject subdivision in accordance with the terms of this Declaration..

Section 1.3 *Underground Utilities.* All utility lines and lead in wires, cables, electrical and television lines serving individual residences and located within the confines of any Lot shall be located underground, provided however, that a temporary overhead power line to a structure under construction is permissible. Additionally, existing overhead electrical, cable television and telephone lines around the perimeter of the the Cottages at San Casciano Property or main feeder lines into the The Cottages at San Casciano property may be overhead.

Section 1.4 *Definitions.*

(a) "Association" shall mean and refer to the the Cottages at San Casciano Homeowners' Association, Inc., its successors and assigns.

(b) "Properties" shall mean and refer to that certain real property described in the Declaration of covenants, conditions, and Restrictions, and such amendments and additions thereto as may hereafter be brought with the jurisdiction of the Association.

(c) "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Property, as may be amended from time to time, with the exception of common areas.

(d) "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

(e) "Owner" shall mean and refer to the record title holder, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

(f) "Declarant" shall mean and refer to "Rinehart Homes, LLC", its successors and assigns.

(g) "Declaration" shall mean and refer to the Declaration of Covenants, Restrictions and Land Use Provisions of The Cottages at San Casciano as so recorded in the Public Records of Manatee County, Florida.

(h) "Member" shall mean and refer to those persons entitled to membership as provided in the Bylaws and Articles of Incorporation.

(i) "NCC" shall mean the New Construction Committee as so appointed by the Board of Directors or the Developer.

(j) "MC" shall mean the Modifications Committee as so appointed by the board of Directors.

(k) "Developer" shall mean and refer to "Rinehart Homes, LLC", its successors and assigns.

(l) "Unit" shall mean any residential improvement constructed in Cottages at San Casciano.

(m) "Stormwater Management System" shall mean lakes, ponds, canals, drainage areas, drainage easements, swales on rear and side lot lines, swales on common areas and all drainage control devices, structures and piping.

ARTICLE II

17

OM ARE

1 1 3 6)

De t al ha p en t A a b f e b

Comm C MON AS

Section 2. 1 *Definition of the Common Areas.* The Common Areas shall include all of the property not within a Lot or public right-of-way, now or later specifically set aside or deeded to the Association by Developer for the common use and enjoyment of all Owners in the Cottages at San Casciano. The Common Areas may, at the discretion of the Developer, include sidewalks and walkways, parks, nature preserves and common open space, and any other areas set aside for the benefit of all Owners of the Cottages at San Casciano. As to Tract F as shown on the record plat, Developer shall retain till to said Tract F and shall not deed same to the Association. Developer intends to convey said Tract F to the adjacent land owner to the East, or to Florida Coast Development Corporation or such other entity or individual in the sole discretion of Developer. In such case a roadway may be constructed upon said tract, connecting the subject Project with the real Property to the East of the subject Property. The expenses of maintenance of Tract F shall be a common expense of the Association until such tract is conveyed to a third party as aforesaid, at which time of conveyance, all expenses and costs of maintenance shall then become the obligation of the owner of Tract F

Section 2.2 *Ownership, Use and Maintenance of th Common Areas.* Developer shall remain the Owner of the Common Areas until it transfers title to all or a portion of the Common Area to the Association. The Association shall maintain, at its expense, all portions of the Common Areas. Every Owner shall have the nonexclusive right to use those portions of the Common Areas to which title has been transferred by Developer to the Association in accordance with th e following provisions:

(a) Developer shall have the exclusive right vis-a-vis Owners in The Cottages at Sa Casciano to control the maintenance of all lakes, ponds, canals and drainage control devices on the Property that are a part of the Common Areas. This provision shall not affect Developers obligation to comply with all laws and regulations relative to the maintenance and any modification or improvement of lakes, ponds, canals and drainage control devices.

(b) velo er sh l ve the right to rev t use of portions of t ie Common re s y t o gen ral pu lic.

(c) Subject to any rules and regulations adopted by the Developer during the time it retains ownership of the on Areas, or rules and regulations adopted by the Association after title is conveyed to the Association, portions of the Common Areas may be used for appropriate purposes as are permitted by law which do not interfere with the peaceful enjoyment of Owners. As long as Developer owns title to or rights to purchase any of the land described in Exhibit A, it shall have the right to adopt or require the Association to adopt rules and regulations pertaining to use of the Common Areas that are not in conflict with this Declaration. Without limiting the above and by way of example, portions of the Common Area and Tracts may be modified by Developer or the Association in order to provide easements and/or access ways reasonably needed to accommodate any additional lands as provided for in Sect on 1.1(a) above.

(d) Owners in The Cottages at San Casciano, their guests, invitees and/or tenants may use the Common Area lakes and ponds within The Cottages at San Casciano for such private and recreational purposes as are permitted by law, which do not interfere with the peaceful enjoyment of other Owners and which are consistent with such reasonable rules and regulations governing such use as may be adopted from time to time by the Association. No commercial use, however, shall be made of any such bodies of water. No boat or craft shall be used on any such bodies of water which utilizes any petroleum powered motor as a means of propulsion. Any docks or wharfs which may be constructed by the Developer may not be modified in any way without the prior written consent of the Association, and no docks, wharfs or structures of any type may be installed or maintained which protrude into any water areas without the prior written consent of the Association.

(e) No part of the Common Areas shall be used for hunting or the discharge of firearms, motorcycling, grooming, or the keeping or grazing of animals. No fires shall be lit except in designated picnic areas. No trees, shrubbery, or similar landscaping materials may be cut or trimmed except by Developer or the Association or their representatives. No improvements or structures on portions of the Property outside the Common Areas shall be made or erected that will adversely affect drainage of the Common Areas. No improvements or structures other than those built by or approved by the Developer shall be constructed on the Common Areas. No discharge of any material, other than natural surface drainage in accordance with drainage designs and plans approved by Developer, may be made into any lake, pond or oth er water body in the Common Areas. There shall be no alteration of any lakes, ponds or water bodies, or alteration of or interference with water control structures, unless specifically approved by Developer. These provisions regarding Developer approval shall not affect Developer's or the Owner's obligation to comply with all laws and regulations relative to the subject matter of the approval; and if prior approval by any governmental body or agency is required, this shall first be obtained before approval by Developa may be given.

(f) Storm water drainage and management within the common areas, and all retention or detention areas for storm water, are subject to the provisions of the existing SWFWMD permit ("Permit") issued for the property in conjunction with processing of the The Cottages at San Casciano subdivision. All use of the common areas as it might affect storm water drainage and management must be done in a manner consistent with the Permi Any modifications to the surface water or storm water management areas within the common areas shall be subject to prior approval by the Southwest Florida Water Manag ement District ("District") and the City of Bradenton

(g) I the Association ceases to exist, all of the lot Owners shall be jointly and severally responsible for operation and aint nance of the surface water management system facilities in accordance with the requirements of he s o i t

17A

Exhibits:	
Exhibit "A"	Legal Description of Property
Exh b "B"	Notice to Buyers
Exh b "C"	Listing of Holdings
Exh b "D"	Maintenance Program
Exh b "E"	Fiscal Program
Exh b "F"	Right of Entry and Compliance
Exh bit "G"	Articles of Incorporation
Exh bit "H"	Bylaws
Exh bit "I"	Southwest Florida Water Management District Permit
Exh bit "J"	Maintenance Agreement for Right-of-Way Island
Exh bit "K"	Mortgagees ' Joinder and Ratification

IN WITNESS WHEREOF, the Developer(s), Rinehart Homes, LLC, a Florida limited liability company, has ex cut d this instrument this 24 day of July, 2012.

Wit n sses:

Rinehart Hom s, LLC

By: Stephen Rinehart, Manager

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 24 day of July, 2012, by Stephen Rinehart, as Manager of Rinehart Homes, LLC, a Florid limited liability company, who is/are personally known to me or who has/have produced as identification.

Notary Public (Seal)

HEATHER SCANLAN
MY COMMISSION # EE178269
EXPIRES June 08 201
(407) 398-0153 FloridaNotaryServices.com

(ignature)
Print Name:
Commission No.
My Commission Expires

18

EXHIBIT "C"

COTTAGES AT SAN CASCIANO, A SUBDIVISION

LISTING OF HOLDINGS

The following is a complete listing of all common open space and improvements of the COTTAGES AT SAN CASCIANO HOMEOWNERS' ASSOCIATION, INC., a non-profit Florida corporation (the "Association"). This organization has been established for the ownership and maintenance of all land, buildings, equipment, facilities, and other holdings as described, and depicted on the plat as Tracts A, B, C, D and E.

TRACT "A" Consists of a wetland with a buffer, a public utility easement for the lift station, a buffer that runs from the south side of Lot 11 and along the rear of Lots 11 thru 36; as well as a variable width buffer along 48th St. consisting of irrigation, landscaping, PVC fence, Masonry columns, entry signage, community mail boxes and lighting maintained by the Association.

TRACT "B" Consists of a variable width buffer along the rear of Lots 49 thru 56. Buffer will consist of irrigation, landscaping, PVC fence, masonry columns, the South entrance sign, community mail boxes, lighting all maintained by the Association.

TRACT "C" Consists of a recreational area adjacent to lots 57 and 98: playground area, parking lot, irrigation, landscaping, well for irrigation maintained by the Association per the Cottages at San Casciano final site plan.

TRACT "D" Consists of a stormwater lake area. This lake is adjacent to Lots 57 thru 98 and the recreation area between lots 57 and 98; this tract will be maintained by the Association.

TRACT "E" Consists of a stormwater lake area adjacent to lots 37 thru 48 and will also consist of irrigation, landscaping; this tract will be maintained by the Association.

This storm water lake located within Tract "E" is used by the Cottages at San Casciano as part of the project's storm water system. Also, 48th St Ct NE, which is owned and maintained by Manatee County, uses the lake located within Tract "E" as part of the storm water system for 48th St Ct NE.

19

EXHI IT "C"

COTTAGES AT SA· GABCIANO, A SUBDIVIS ON

LIS NG OF · OLDINGS

The following is a complete listing of all property and improvements of RINEHART HOMES, LLC, a Florida limited liability company (the 'Developer"). This organization is the owner of all land, buildings, equipment, facilities and other holdings depicted on the plat as Tract F. Rinehart Homes, LLC reserves the right to transfer, sell or dedicate Tract "F" to the City of Bradenton the HOA or any other person or entity as Rinehart Homes, LLC deems appropriate

TRACT "F" Consists of a possible future roadway to serve property to the East/South. Developer, in accordance with Section 2.1 of the Declaration, has reserved the right to convey said Tract F, and to thereafter grant easements as Developer deems appropriate

PLAT Book 55

Page 42

SCHAEFACHER ENGINEERING
AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION LB 6813
5004 33RD AVENUE EAST, BRADENTON, FLORIDA 34208
PHONE: 941-753-6600 FAX: 941-753-6604

COTTAGES AT SAN CASCIANO

A SUBDIVISION IN

SECTION 21, TOWNSHIP 34 SOUTH, RANGE 18 EAST,
CITY OF BRADENTON
MANATEE COUNTY, FLORIDA

PLAT BOOK 55 PAGE 42
SHEET 2 OF 6

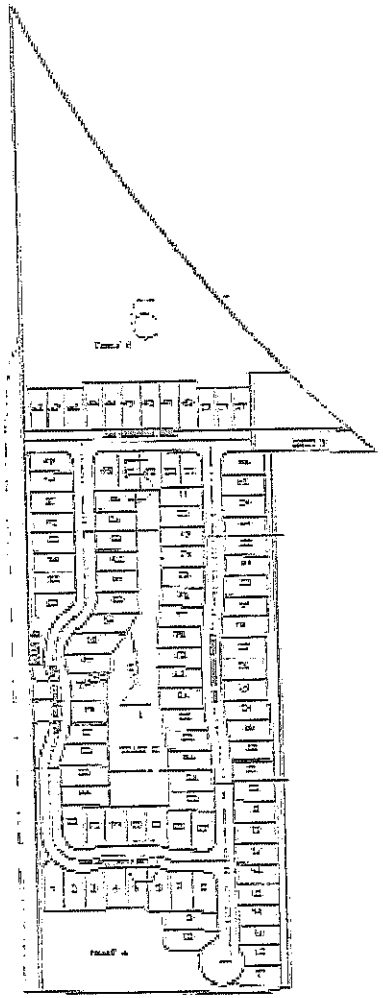
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. HOWEVER, GRAPHIC OR DIGITAL FORMS MAY BE ADDITIONAL DEPICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 21 BEING S.00°12'01"E.

THE SUBDIVISION LIES WITHIN FLOOD ZONE AE(EL8) AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP PANEL NUMBER 0364 E DATED 9/15/92

ELEVATIONS ARE BASED ON NGVD 1929. BENCHMARK NUMBER 9883 ELEVATION 15.87 AS PUBLISHED.

	4"x4" CONCRETE MONUMENT FOUND
	4"x4" CONCRETE MONUMENT SET - PRM LB 7255
	5/8" REBAR & CAP SET ALONG CENTERLINE - PCP LB 7255
	5/8" REBAR AND CAP SET ALONG RIGHT-OF-WAY
	DISK SET - LB 7255
	SQUARE
	SQUARE FEET
	FINAL
	FLORIDA POWER & LIGHT
	PARCEL IDENTIFICATION NUMBER
	PERMANENT REFERENCE MONUMENT
	PERMANENT CONTROL POINT
	PROPOSED
	RAILROAD
	CONCRETE MONUMENT FOUND
POB	POINT OF BEGINNING
(R)	NON-RADIAL
POC	POINT OF COMMENCE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCE
POB	POINT OF BEGINNING
	RADIUS
	ARC LENGTH
	CHORD BEARING
	CHORD DISTANCE
	DELTA
	TANGENT
	CENTERLINE
	RIGHT-OF-WAY
	EDGE OF PAVEMENT
	MITERED
	MANHOLE
	BACK OF CURB
	EXISTING
	PROPOSED
	PUBLIC DRAINAGE EASEMENT
	PRIVATE DRAINAGE EASEMENT
	PUBLIC DRAINAGE PIPELINE EASEMENT
	PUBLIC UTILITY EASEMENT
	FLORIDA POWER & LIGHT EASEMENT



INDEX MAP

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Community Map - Rinehart Homes

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Community Map

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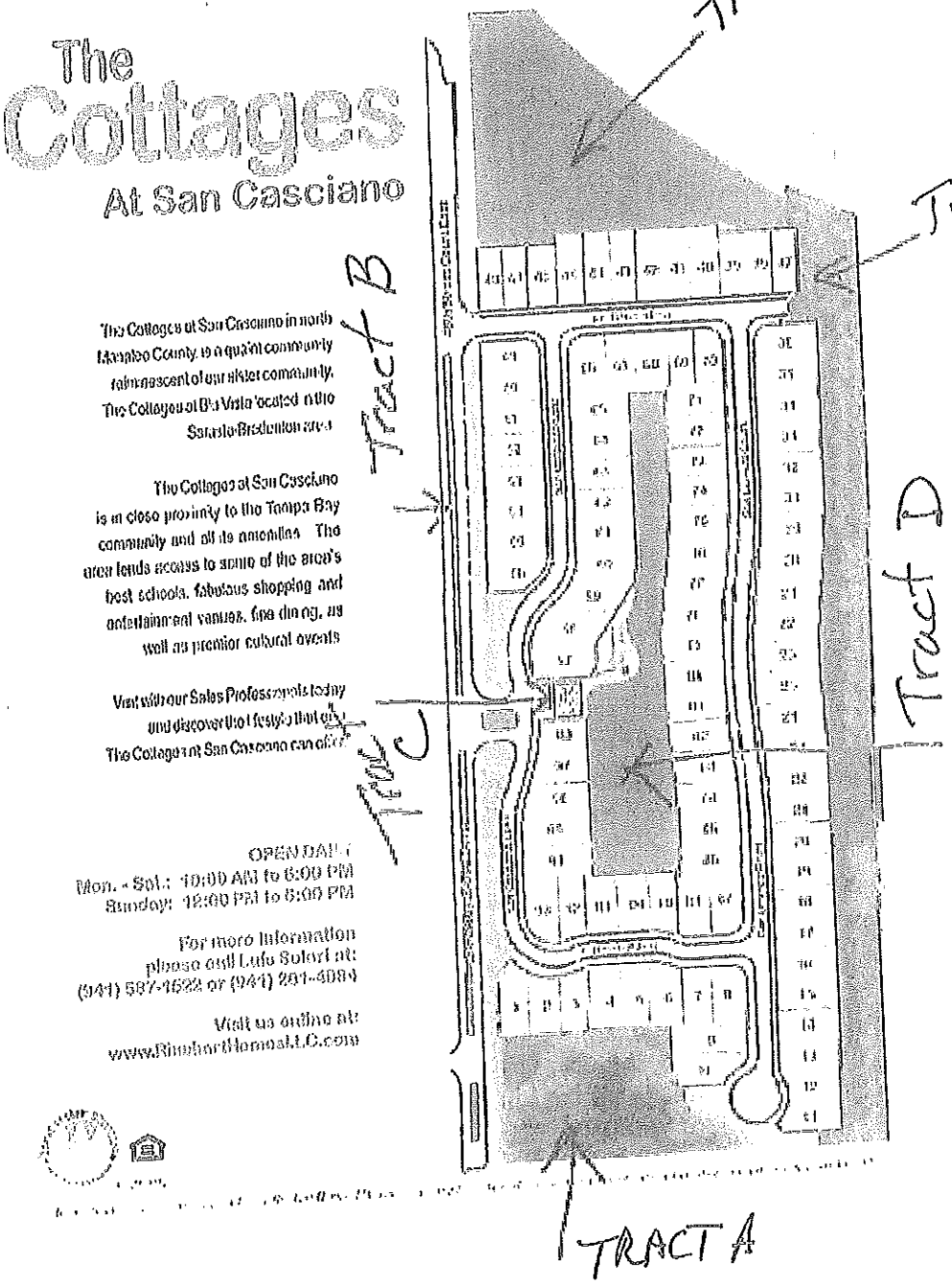

RINEHART HOMES
BUILT WITH EXCELLENCE

Request Info

Rinehart Homes

325 San Casciano Lane,
Bradenton, FL 34208

Phone: (941) 275-2688

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Latest News

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› The Cottages at San Casciano: Grand Opening This Weekend!

› The Cottages at San Casciano: Ready to Start!

3/16/2015

ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
August 10, 2016

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on August 10, 2016 at 2:00 pm.

Present:
Planning Commission Members: Ben Bakker-Chair, Diane Barcus-Vice Chair, John Vita, Darin Autrey, Veronica Rogers, Richard Whetstone
City Staff: Catherine Hartley-Director; Chris Gratz-Development Services Manager; Myra Schwarz-GIS/Planner; Karen Aihara-Executive Planning Administrator; Kim Clayback-Public Works; Officer Camacho-Police

Absent:
Planning Commission Members: Stewart Moon Jr. and O.M. Griffith (alternate)
City Staff: Ken Langston-Fire Marshal

REGULAR MEETING

- Meeting was called to order by the Planning Commission Chair, Ms. Bakker at 2:00 p.m.
- Pledge of Allegiance.
- Approval of July 13, 2016 Minutes by Ms. Barcus, second by Ms. Rogers, approved 6-0.
- Speakers were sworn in by Ms. Aihara.

NEW BUSINESS

PR.15.4712, WARD 4, NEIGHBORHOOD 20.03

Request by Stephen W. Thompson, Najmy Thompson, P.L., agent, for Next Generation Development LLC, owner, for the Lastra Preliminary Planned Development Project application consisting of 12 detached single family dwellings and 172 2-story attached single family dwellings (townhomes) on the 30.69 acre site located at 4915 1st Avenue East, Vacated lot 16: 119 San Lorenzo Court, Vacated lot 17: 123 San Lorenzo Court, Tract F: Cottages at San Lorenzo, San Ortebello Drive, zoned R-1, Residential Single Family; Parcel Identification Numbers: 1100800159, 1100701809, 1100701859, 1100706209 with ten stipulations:

Mr. Gratz introduced the Lastra PDP request with staff presentation, staff evaluation, and recommendations with five stipulations:

1. Only water retention areas, recreation areas or detached single family dwellings may be constructed on the western boundary adjacent to San Casciano.
2. The final PDP shall be consistent with Preliminary PDP, with the approval being for:
   - No less than 12 detached single family dwellings with the following minimum setbacks:
     - 15 foot front, 15 foot corner, 10 foot rear, six (6) foot side, five (5) foot rear and side for a pool and screen enclosures with a screen roof.
   - No more than 172 attached single family dwellings with the following minimum setbacks:
     - 15 foot front, 15 foot corner, 10 foot rear, 15 feet between buildings.
   - No building shall be taller than two (2) stories in height.
3. The landscape buffers shall be no less than the following:
   - 15 feet on the entire western boundary.
   - 25 feet on the north and south boundaries accept where adjacent to wetlands that are not being disturbed.
   - 25 feet on the eastern wetland.

4. Provide five (5) foot sidewalks with a three (3) foot grass strip, and street trees on both sides of every street with a design that does not place any tree closer than ten feet (five feet with a root barrier) to any utility owned and operated by the City of Bradenton Public Works Department.
5. The landscape plan shall be revised prior to issuance of a Site Improvement Permit so that the spacing and placement of all plants is adequate and appropriate for the typical size, shape and habit of the plant species at maturity in accordance with University of Florida recommendations. All costs for tree mitigation shall be paid before a Site Development Permit to clear the land is issued.

Public Hearing was opened.

Mr. Stephen Thompson, Najmy Thompson PA, spoke for the project. Mr. Thompson submitted a proposed change to stipulation #4 (Exhibit A) to provide five foot sidewalks with a three foot grass strip on one side of each street instead of both sides of the street.

PUBLIC COMMENT - Opposed:

- Jamie Beyerlein, 421 San Lorenzo Court
- Art Bolton, 413 San Lorenzo Court
- Pamela Cook, 206 San Casciano Lane
- Marc Pease, 218 San Casciano Lane
- May Raiman, 405 San Lorenzo Court

Applicant Rebuttal
Mr. Thompson spoke for the applicant.

Public Works:

- Stipulation #4 amended with "City approved root barrier".
- Stipulation from San Casciano Final PDP to carry over; drainage review on vacated Lots 16 & 17 for re-evaluation and approval by the City.
- Stipulation - Section of 1st Ave East extending into 48th St. Ct. that it is privately owned and needs to be dedicated to the City within the right of way lines of 48th St. Ct. East with the plat.
- Stipulation - Water tower parcel purchased by the developer there was an access and utility easement for the City maintenance. The access and utility easement needs to verified that it runs with the land and is to be carried over with the plat.
- Stipulation - Contractor will submit safety plan for construction entrance.
- Noise ordinance is Monday-Friday 7 am to 6 pm. Saturday 9am to 6 pm. No construction on Sundays or holidays.

Fire/Police: No additional comments.

Public Hearing was closed.

MOTION TO APPROVE:
Ms. Barcus made the motion to approve PR.15.4712 with stipulations 1, 2, 3, 5 plus Public Works additional stipulations, and amending #4 with five foot sidewalks on one side. Second by Mr. Autrey, 5-0 approved as amended. City Council hearing on September 14, 2016 at 8:30 a.m.

SU.16.1854, WARD 4, NEIGHBORHOOD 7.04 - WITHDRAWN

Request by Tom Glancy of Duncan Seawall, Dock and Boat Lift LLC, agent, for Robert Seybold, owner, for a Special Use for the construction of a dock with a boat lift to extend into the Manatee River for property located at 315 Crescent Court East, zoned R-1, Residential Single Family; Parcel Identification Number: 1187100209.

Gavel was passed to Ms. Barcus, Mr. Bakker exited the meeting.

VA.16.2488, WARD 2, NEIGHBORHOOD 11.05

Request by Richard Hennings Architect, agent, for Bradenton Hospitality LLC, owner, for a Variance from Schedule 3.2.2.2 Dimensions and Area Standards For Mixed Use and Non-Residential Districts which limits the maximum building height in stories to two (2) stories to allow three (3) stories for two (2) hotels on the properties located at 5515 Cortez Road West, zoned SCC, Suburban Commercial Corridor; Parcel Identification Numbers: 51695840059, 5165840109, 5165840159.

Mr. Gratz introduced the requests with staff presentation, staff evaluation, and recommendation.

Mr. Richard Hennings, applicant, 366 South 10th Avenue, Waite Park, MN stood for questions.

Public Hearing opened - No one appeared for or against. Public Hearing closed.

Fire/Public Works/Police - No objections.

MOTION TO APPROVE:
Ms. Rogers made the motion to approve VA.16.2488, Mr. Autrey second, 4-1 approved (Mr. Whetstone opposed).

Mr. Vita exited the meeting.

SU.16.2438, WARD 2, NEIGHBORHOOD 11.05

Request by Richard Hennings Architect, agent, for Bradenton Hospitality LLC, owner, for a Special Use for two (2) hotels on the properties located at 5515 Cortez Road West, zoned SCC, Suburban Commercial Corridor; Parcel Identification Numbers: 51695840059, 5165840109, 5165840159.

Mr. Gratz introduced the request with staff presentation, staff evaluation, and recommendations with three stipulations:

1. Provide a bicycle rack that accommodates at least (3) bicycles near the entrance of each hotel.
2. Prohibit tractor-trailer parking from the bus/trailer/camper parking area behind the buildings. Restricting the area to RV's, trailers, moving vans, other over-sized vehicles belonging to hotel customers.
3. Construct a six (6) foot solid wall or vinyl fence along the western boundary of the site.

Mr. Richard Hennings, applicant, 366 South 10th Avenue, Waite Park, MN stood for questions.

Public Hearing opened - No one appeared for or against.

Fire/Public Works/Police - No objections.

Public Hearing closed.

MOTION TO APPROVE:
Mr. Autrey made the motion to approve VA.16.2438 with three stipulations as read, with change on stipulation #3 to a solid wall that will not affect current drainage patterns, with design to be approved by the PCD Director. Ms. Rogers second, 3-1 approved (Mr. Whetstone opposed).

CP.16.3068, WARD 5, NEIGHBORHOOD 7.03

Request by Catherine Hartley, AICP, CNU-a, Director of the City of Bradenton Planning and Community Development Department, agent, for the City of Bradenton Central Community Redevelopment Agency, owner, for a Comprehensive Plan Map Amendment from Medium Density Residential (10 DU/Acre) to UCBD, Urban Central Business District on 0.92 acres located at 614, 616, 619, 620, 622 11th Avenue East and 1006, 1008, 1010, 1012, 1014, 1016 6th Street Court East, zoned T4-R, General Sub-Urban Restricted; Parcel Identification Numbers: 4597200007 and 4596700007.

Ms. Hartley introduced the City initiated request to increase density on project aka Lincoln Village with staff presentation, staff evaluation, and recommendations for approval.

Public Hearing opened.

- Brian Evian, 3629 Madaca Lane, Tampa was selected by the CCRA RFQ spoke in favor.
- Ealy Jones, 916 3rd Street East had questions about the relocation process, spoke against this request.
- Ms. Hartley will discuss questions with the CCRA and follow-up with Mr. Jones.

Fire/Public Works/Police - No objections.

Public Hearing closed.

MOTION TO APPROVE:
Ms. Rogers made the motion to approve CP.16.3068, second Mr. Whetstone, 4-0 approved.

CP.16.3069, WARD 5, NEIGHBORHOOD 7.03

Request by Catherine Hartley, AICP, CNU-a, Director of the City of Bradenton Planning and Community Development Department, agent, for the City of Bradenton Central Community Redevelopment Agency, owner, for a Comprehensive Plan Map Amendment from Medium Density Residential (10 DU/Acre) to UCBD, Urban Central Business District on 0.3237 acres located at 916 3rd Street East and 918 3rd Street East, zoned T4-R, General Sub-Urban Restricted; Parcel Identification Numbers: 4613200221 and 4613200320.

Ms. Hartley introduced the City initiated request to increase density with staff presentation, staff evaluation, and recommendations for approval.

Public Hearing opened.

- Brian Evian, 3629 Madaca Lane, Tampa spoke in favor.
- Ealy Jones, 916 3rd Street East lives in one of the two single family homes that will be demolished, spoke against this request.

Fire/Public Works/Police - No objections.

Public Hearing closed.

MOTION TO APPROVE:
Mr. Autrey made the motion to approve CP.16.3069, second Ms. Rogers, 4-0 approved.

ADJOURNMENT – Motion to adjourn at 4:27 p.m. by Mr. Whetstone.

Diane Barcus, Vice Chair
NOTE: This is not a verbatim record. An audio recording of the meeting is available for a fee upon request.

We the undersigned, residents of the Cottages of San Casciano in Bradenton, FL are in Favor of 1st ~~Street~~ Ave E being the construction ingress/egress for the improvement of the proposed Lastra Community to the east and are Opposed to construction traffic through our subdivision excepting emergencies only.

Printed Name	Signature	Address	Date
Helen Tykowski	Helen Tykowski	321 San Lorenzo Ct, Bradenton	9/24/16
Stewart Raiman	Stewart Raiman	405 San Lorenzo Ct. Bradenton	9/24/16
Mary Raiman	Mary E Raiman	405 San Lorenzo Court	9/24/16
Art Bolton		413 San Lorenzo Ct.	9/24/16
Roger Pratt	Roger Pratt	417 " " "	9/24/16
Brian Delaney		429 San Lorenzo Ct	9.24-16
Scott Olson		433 San Lorenzo Ct	9-24-16
Roger Pratt		4893 San Ortebello Dr	9-24-16
Carlos Vargas		4835 San Ortebello Dr	9-24-16
Felipe Delgado		4827 San Ortebello Dr	9-24-16

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Printed Name	Signature	Address	Date
Margaret Ferrino	Margaret M Ferrino	418 SAN CASCIANO LANE BRADENTON, FL 34208	9/24/16
CURTIS STELZER	C S	219 SAN CASCIANO LN BRADENTON, FL 34208	9/24/16
Andrew Probst	Andrew Probst	309 San Lorenzo Ct Bradenton FL 34208	9/26/16
Lauren Probst	Lauren Probst	309 San Lorenzo Ct. Bradenton FL 34208	9/26/16
Erin Killian	Erin Killian	313 San Lorenzo Ct. Bradenton FL 34208	9/26/16
Katie Killian	Katie Killian	" "	9/26/16
Christa Robertson	Christa Roberts	115 San lorenzo Ct. Bradenton fl. 34208	9/26/16
RYAN ROBERTSON		"	9/26/16
Kathy Robertson	K R	114 San lorenzo Ct. Bradenton Fl 34208	9/26/16

We the undersigned, residents of the Cottages of San Casciano in Bradenton, FL are in Favor of 1st ~~Street~~ AVE E being the construction ingress/egress for the improvement of the proposed Lastra Community to the east and are Opposed to construction traffic through our subdivision excepting emergencies only.

Printed Name	Signature	Address	Date
Olivia Hemstreet		105 San Lorenzo Ct	9/24/16
Craig Schener		209 San Lorenzo Ct	9/24/16
Nicole Schener		209 San Lorenzo Ct	9/24/16
Brad Ross		305 San Lorenzo Ct	9/24/16
Jessica Ross		305 SAN LORENZO Ct	9/24/16
Sandy Bond		101 San Lorenzo Ct	9/24/16
Magda Rothenberger		230 san Casciano Ln.	9/24/16
Chris Rothenberger		230 san Casciano Ln	9-24-16
Charles Wright		301 San Lorenzo Ct.	9-24-16
Sarah Wright		39 San Lorenzo Ct	9/24/16

We the undersigned, residents of the Cottages of San Casciano in Bradenton, FL are in Favor of 1st ~~Street~~ Lane being the construction ingress/egress for the improvement of the proposed Lastra Community to the east and are Opposed to construction traffic through our subdivision excepting emergencies only.

Printed Name	Signature	Address	Date
JULIUS B. SIGETY		401 SAN CASCIANO LN BRADENTON	9/24/16
Ann Vellequette	Ann Vellequette	421 San Casciano Lane Bradenton	9/24/16
Jorge Porrua		410 San Casciano Ln Bradenton	9/24/16
Michele Lynch	Michele Lynch	414 San Casciano Lane Bradenton	9/24/16
Toan Nguyen	Toan Nguyen	422 San Casciano Dr, Bradenton	9/24/16
Steve Floyd		413 San Casciano Ln. Bradenton	9/24/16
MUSICAL Ron + Dorothy		417 San Casciano Ln. Bradenton	9/24/16
Victoria C.		317 San Casciano Lane	9/24/16
Lora Stetzer		219 San Casciano Lane	9/24/16
Kersten Schroeder	Kersten Schroeder PhD	301 San Casciano Ln Bradenton, FL 34208	9/24/16

We the undersigned, residents of the Cottages of San Casciano in Bradenton, FL are in Favor of 1st ~~Street~~ Lane being the construction ingress/egress for the improvement of the proposed Lastra Community to the east and are Opposed to construction traffic through our subdivision excepting emergencies only.

Printed Name	Signature	Address	Date
Wendi Schroeder	Wendi Schroeder	301 San Casciano Lane Bradenton, FL 34208	9/22/16
Chris Tolson	C J Tolson	325 San Casciano Lane Bradenton FL	9/22/16
Michael DeMeo	Michael DeMeo	329 San Casciano Lane Bradenton, FL	9/22/16
John Pinzone	John Pinzone	215 San Casciano Bradenton	9-24-16
Andrea Munoz	Andrea Munoz	207 San Casciano Ln Bradenton	9-24-16
Ryan DeCosimo	Ryan DeCosimo	211 San Casciano Ln Bradenton	9-24-16
Dedrix Dara	Dedrix Dara	223 San Casciano Ln Bradenton	9-24-16
Manuel Estevez	Manuel Estevez	227 San Casciano Ln. Bradenton	9/24/16
Laura Lopez	Laura Lopez	305 San Casciano Ln Bradenton	9/24/16
Dolly Dyal	Dolly Dyal	401 San Casciano Ln Bradenton	9/24/16

We the undersigned, residents of the Cottages of San Casciano in Bradenton, FL are in Favor of 1st ~~Street~~ AVE E being the construction ingress/egress for the improvement of the proposed Lastra Community to the east and are Opposed to construction traffic through our subdivision excepting emergencies only.

Printed Name	Signature	Address	Date
William Diamond	William Diamond	107 San Lorenzo Ct. Bradenton	9/24/16
Cathleen Crobons	Cathleen Crobons	203 San Casciano Dr. Bradenton	9/24/16
JOSE BEJARANO		302 San Lorenzo Ct. Btom.	9/24/16
Joe Dunn	Joe Dunn	306 San Lorenzo Ct Bradenton	9/24/16
Caroline Roberton	Caroline Roberton	310 San Lorenzo Ct Bradenton	9/24/16
KATHLEEN MORENO	Kathleen Moreno	314 SAN LORENZO CT. Bradenton	9/24/2016
Leann Payen	Leann Payen	402 San Lorenzo CT Bradenton FL	9/24/16
DAWN KLANG	Dawn Klang	406 SAN LORENZO CT. BRADENTON, FL	9/24/2016
Robin Cooper	R. Cooper	410 San Lorenzo Bradenton, FL	9/24/16
Michelle Belloise	Michelle Belloise	422 San Lorenzo Ct Bradenton, FL	9/24/16

We the undersigned, residents of the Cottages of San Casciano in Bradenton, FL are in Favor of 1st ~~Street~~ AVE being the construction ingress/egress for the improvement of the proposed Lastra Community to the east and are Opposed to construction traffic through our subdivision excepting emergencies only.

Printed Name	Signature	Address	Date
Mindy Piantanida	Mindy Piantanida	206 San Casciano Lane	9-22-16
Susan Malon	Susan Malon	214 San Casciano Lane	9-22-16
RUDY MARTINEZ	Rudy Martinez	218 SAN CASCIANO LN.	9-22-16
Marc Reuse		218 San Casciano Ln	9/22/16
ED OSBORN	Ed Osborn	222 SAN CASCIANO LN	9/22/16
Penny King	Penny King	210 San Casciano Ln	9/22/16
Kenneth King	Kenneth King	210 San Casciano Ln	9/22/16
Lindsay Robinson	Lindsay Robinson	110 San Lorenzo ct	9/24/16
Spencer Robinson		110 San Lorenzo Ct	9/24/16
Patrick Wrobel		105 San Lorenzo Ct	9/24/16

We the undersigned, residents of the Cottages of San Casciano in Bradenton, FL are in Favor of 1st ~~Street~~ Lane being the construction ingress/egress for the improvement of the proposed Lastra Community to the east and are Opposed to construction traffic through our subdivision excepting emergencies only.

Printed Name	Signature	Address	Date
LaShanna Franklin	LaShanna Franklin	4823 San Ortebello Dr.	9/24/16
Nasima Akter	Nasima	4819 San Ortebello Dr	9/24/16
Zornitsa Cholakov		4803 San Ortebello Dr.	9/24/16
RAFAEL RUIZ		426 SAN CASCIANO LN	9/24/16
KATHRYN A WALKER	Kathryn A Walker	206 SAN CASCIANO LANE	24 Sep 2016
JACQUELINE EKSTROM		202 SAN CASCIANO LN	25 Sept 16
SVEN EKSTROM		202 San Casciano Ln	25 SEP 16
Charlotte Ekstrom		202 san casciano lane	9/25/2016
Javier Ruiz		437 San Lorenzo Ct	9/25/2016
Michael Underwood	Michael Underwood	409 San Lorenzo Ct.	9.25.2016

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Printed Name	Signature	Address	Date
Kathy Underwood	Kathy Underwood	409 San Lorenzo Ct	9/25/16
PAMELA COOK		206 SAN CASCIANO LN, BRADENTON, FL	9/25/16

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Printed Name	Signature	Address	Date
Deanna Moore	Deanna Moore	418 San Lorenzo Ct.	9-24-16
Termibe Holden		4830 San Ortebello	9-24-16
Bruce Gallaway		4826 San Ortebello DR	9-24-16
Mohammed Uddin		4819 San Ortebello Dr.	9/24/16
Jason Fultz		106 San Lorenzo Ct	9/24/16
Elliott Bromer		210 San Lorenzo Ct	9/24/16